



#8-7047 VENTURE STREET DELTA, BC

FOR LEASE

7,280 Square Feet of
Office & Warehouse Space
With Two Grade Loading Doors



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#8-7047 Venture Street, Delta, BC



Location

This location provides easy access to major arterial routes including Highway 99 and Highway 91, which connects the business park to surrounding municipalities of Richmond, Vancouver and Burnaby. The Canada/US Border, the Vancouver International Airport, the Tsawwassen Ferry Terminal and the container port at Robert Banks are within thirty minutes from the subject property.

Available Area

Ground Floor	6,600 Square Feet
Second Floor	680 Square Feet
TOTAL AREA	7,280 Square Feet



ZONING
I-2 (Heavy Industrial) permitting a wide range of industrial uses including general warehousing and distribution, manufacturing, assembly and wholesaling.



LEASE RATE
\$20.95 (per SF)



OPERATING COSTS
\$5.05 (per SF)



AVAILABILITY DATE
Immediate



PROPERTY HIGHLIGHTS



24' Clear ceiling height



Two (2) grade loading doors



3-phase electrical power



Concrete tilt-up construction



Fully sprinklered throughout



Forced-air heater



Contact



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