

For Lease



Unit 109-110 669 Ridley Place

Delta, British Columbia



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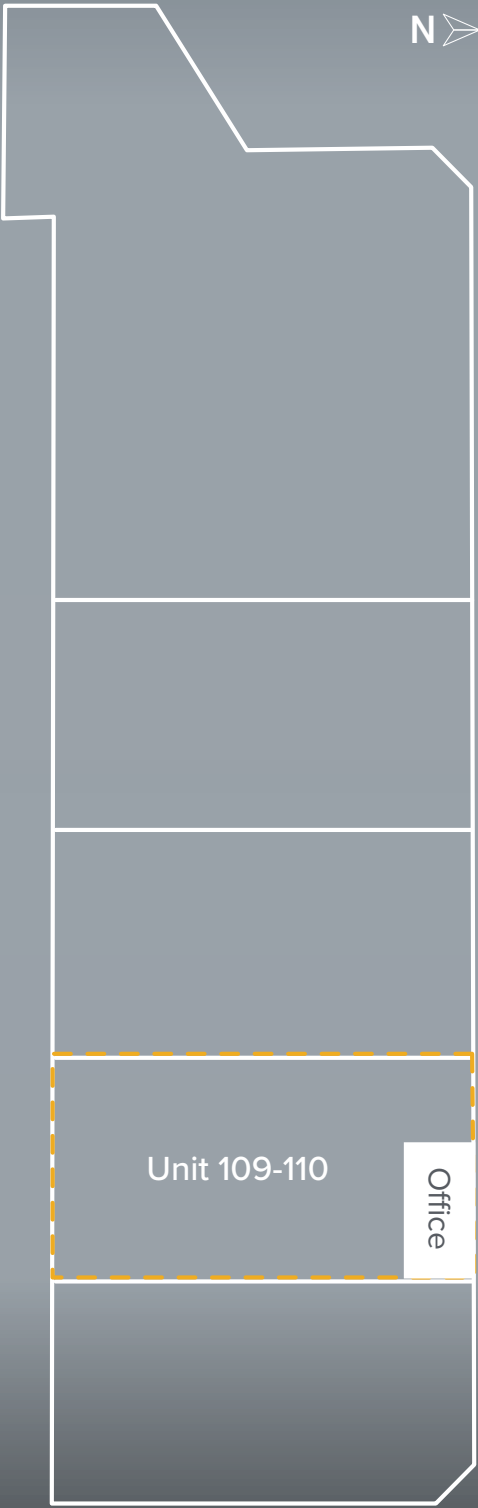


Mike Thompson*
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9,206 SF
Warehouse and Office Space
with 4 Dock Doors

Floor Plan

Unit 109-110



Available Area:

Warehouse: 8,706 SF
Main Floor Office: 500 SF

Total Area: 9,206 SF

*All measurements are approximate and must be verified by the Tenant.

Zoning:

I-2 Heavy Industrial
Zoning allows for manufacturing, distribution, assembly, storage, warehousing and most other industrial uses.

Basic Rent:

\$22.95 PSF

Additional Rent:

\$4.24 PSF + 5% management fee

Availability:

April 1st, 2024

Property Features



Four (4) Dock



24' Clear ceiling height



Fully finished office areas



Modern building with river views



Energy efficient lighting



Abundant parking



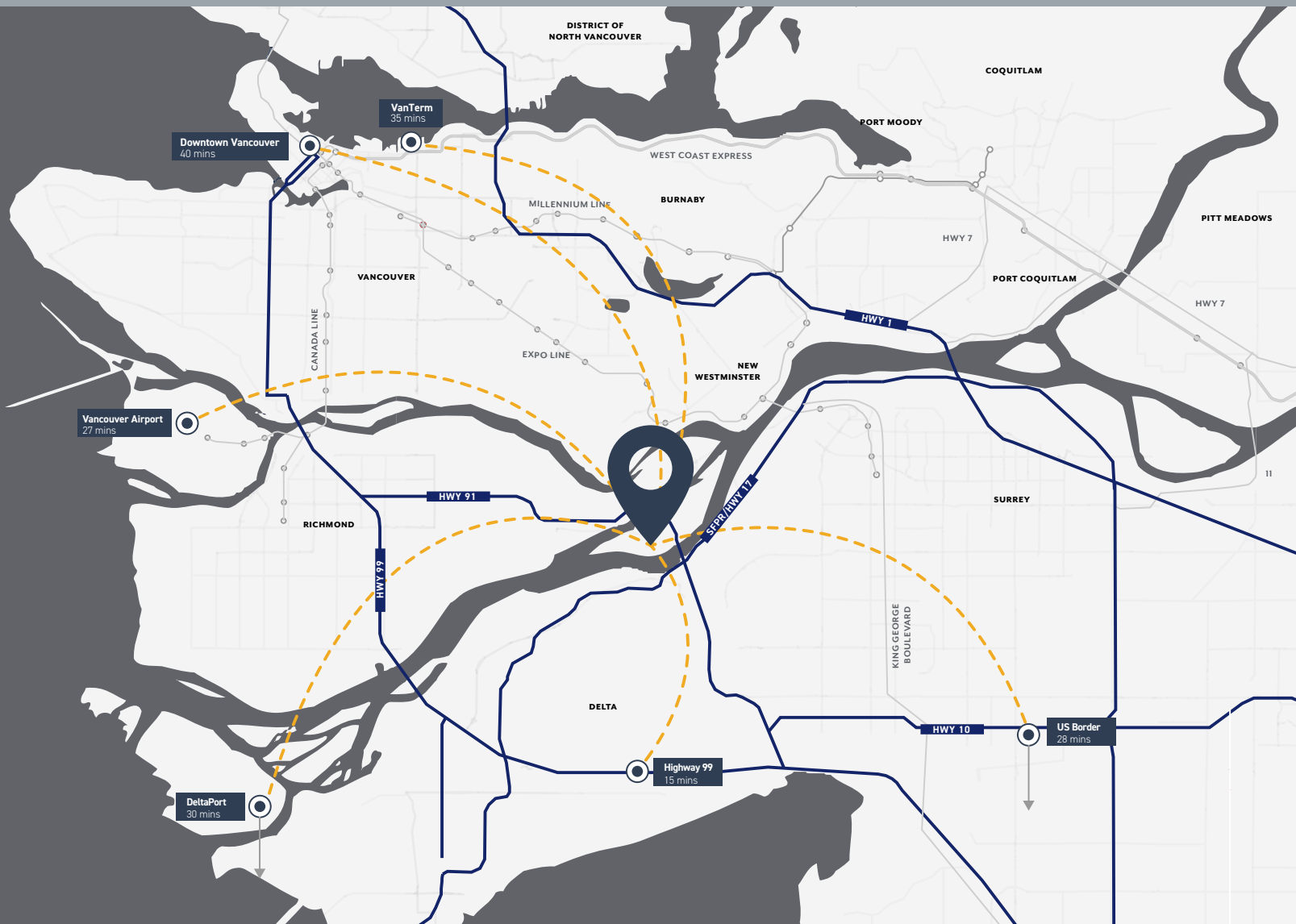
Tenant focused landlord



Heavy 3-phase power

Location

The property offers excellent access being strategically located in Annacis Business Park. Located in the centre of the Lower Mainland, Annacis Island is considered a premier distribution centre due to its location and accessibility to all municipalities. Highway 91 and Highway 99 provide easy access to all Greater Vancouver regions and southwards to the USA.



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