

FOR LEASE

# UNIT 101

**590 EBURY PLACE  
DELTA, BC**

Owned by

**Beedie/**

Managed by

**JLL  
CANREAL**



## OPPORTUNITY

To lease 3,550 sf of warehouse and office space on Annacis Island. This corner unit is 21 clear, possesses one grade loading door, and provides excellent truck access and maneuvering.

590 Ebury Place is within a 5-minute drive of the Alex Fraser Bridge and the Highway 91 / South Fraser Perimeter Road Interchange, allowing for convenient access to all municipalities within Metro Vancouver.

## CONTACT

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# UNIT 101

## 590 EBURY PLACE DELTA, BC

### AVAILABLE AREA

**MAIN FLOOR WAREHOUSE**  
1,973 SF  
Excludes Service Room (68 SF)

**UPPER FLOOR OFFICES**  
762 SF

**MAIN FLOOR OFFICES**  
746 SF  
Includes Washroom (53 SF)

**ENTRY**  
69 SF

**TOTAL SPACE**  
3,550 SF



**AVAILABLE FOR OCCUPANCY**  
JULY 1, 2023



**LEASE RATE**  
\$22.00 PSF

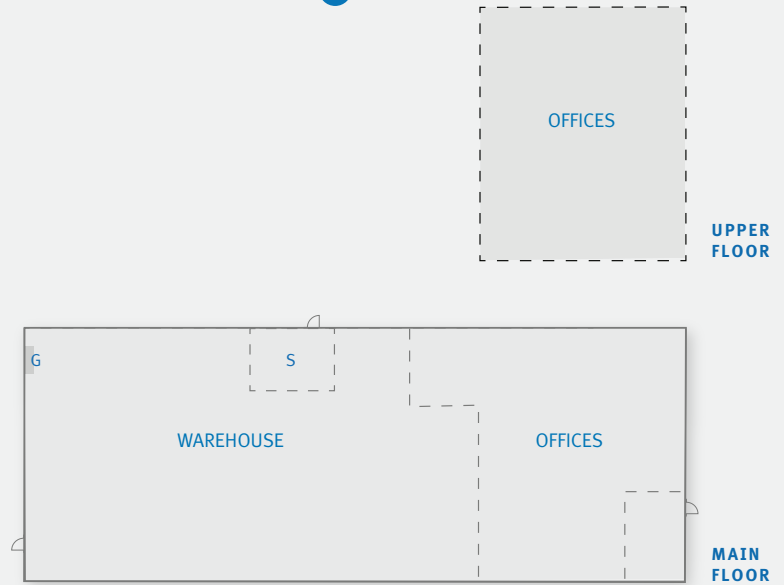


**ADDITIONAL RENT**  
\$5.49 PSF plus 5% management fee



**ZONING**  
I2: Medium impact industrial

### MARKETING PLAN



### LEGEND

G = Grade Loading

S = Service Room

### BUILDING FEATURES

- 21' clear ceiling height in warehouse
- One (1) grade loading door
- Excellent truck access and maneuvering room
- Concrete tilt-up construction
- Fully sprinklered
- Ample parking
- Corner unit
- Corporate appeal
- Professionally managed

