

# For sublease

150-8151 Churchill Street, Delta  
109,883 SF of Office and Warehouse Space



THE OPPORTUNITY

JLL is pleased to present the opportunity to sublease a best in class distribution facility with 36’ warehouse ceilings, 18 dock doors and secure trailer parking. 8151 Churchill Street is located in Boundary Bay Industrial Park, minutes from the DeltaPort container terminal, Highway 99 and Highway 17.

ZONING

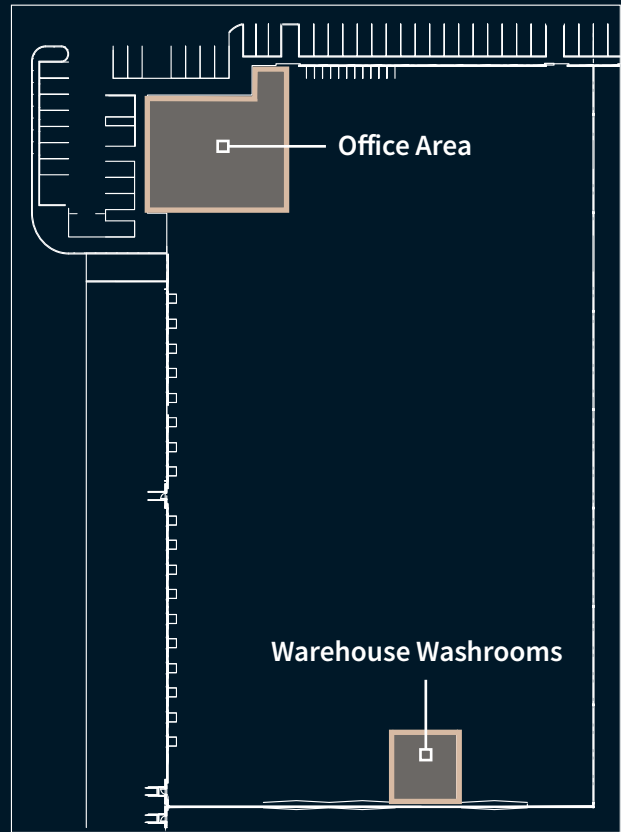
I8 – Permitting warehousing, wholesaling, distribution and aeronautical manufacturing and services.

BUILDING AREA

Warehouse Space	105,883 SF*
Office Space	4,000 SF*
Total Rentable Area	109,883 SF*

\*All measurements are approximate.

FLOOR PLAN



BUILDING FEATURES

- ✓ Constructed in 2014
- ✓ 36’ clear ceiling height
- ✓ 8’’ floor slab
- ✓ Eighteen (18) dock doors with seals
- ✓ One (1) drive-in door
- ✓ 40,000 lb hydraulic levellers
- ✓ Integrated trailer restraint controls
- ✓ 55’ column spacing
- ✓ ESFR sprinklers
- ✓ Fenced loading court
- ✓ Fifteen (15) trailer parking stalls
- ✓ Sixty (60) parking stalls
- ✓ T5 lighting with motion sensors
- ✓ Five (5) washrooms
- ✓ Two (2) locker rooms



SUBLEASE RATE  
\$16.30 PSF



SUBLEASE TERM EXPIRY\*  
October 30, 2026

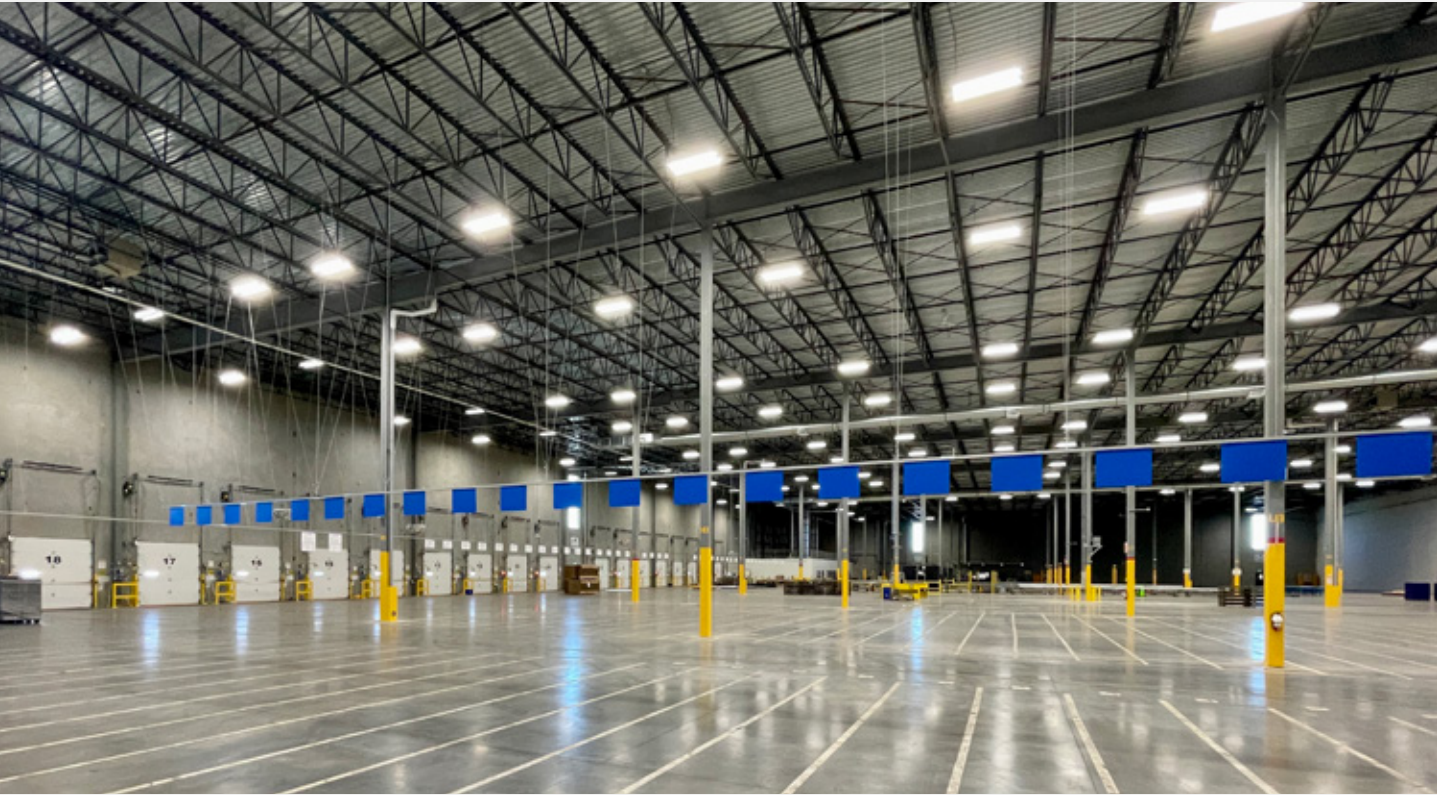


ADDITIONAL RENT  
\$4.83 PSF (2024)



AVAILABILITY  
Immediate

\*Longer term possible, please contact listing agent.







**Baktash Kasraei, SIOR**  
Executive Vice President  
+1 604 998 6016  
baktash.kasraei@jll.com



**Casey Bell\***  
Executive Vice President  
+1 604 998 6014  
casey.bell@jll.com  
\*Personal Real Estate Corporation



510 West Georgia Street, Suite 2150  
Vancouver, BC V6B 0M3