



#1-7047 VENTURE STREET DELTA, BC

FOR LEASE

10,510 Square Feet of
Office & Warehouse Space
With One Dock and
Two Grade Loading Doors



Casey Bell*
Executive Vice President
+1 604 340 3173
casey.bell@jll.com

* Personal Real Estate Corporation



Stefan Morissette*
Senior Vice President
+1 604 657 0801
stefan.morissette@jll.com

* Personal Real Estate Corporation

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

Office Area (two levels)	1,780 Square Feet
Warehouse	8,730 Square Feet
TOTAL AREA	10,510 Square Feet



LEASE RATE

\$18.95 (per SF)



OPERATING COSTS

\$5.05 (per SF)



AVAILABILITY DATE

30 days notice



ZONING

I-2

permitting a wide range of industrial uses including general warehousing and distribution, manufacturing, assembly and wholesaling.



PROPERTY HIGHLIGHTS



24' clear ceiling height



**One (1) dock and
Two (2) grade loading doors**



3-phase electrical power



**Brand new LED lighting with
bright white warehouse walls**



Fully sprinklered throughout



Forced-air heater