

DELTA, BC

FOR LEASE

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



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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

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



LEASE RATE

\$18.95 (per SF)



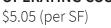
ZONING

permitting a wide range of industrial uses including

general warehousing and

distribution, manufacturing, assembly and wholesaling.







AVAILABILITY DATE

30 days notice



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