

For lease



Unit 203 669 Ridley Place

Delta, British Columbia



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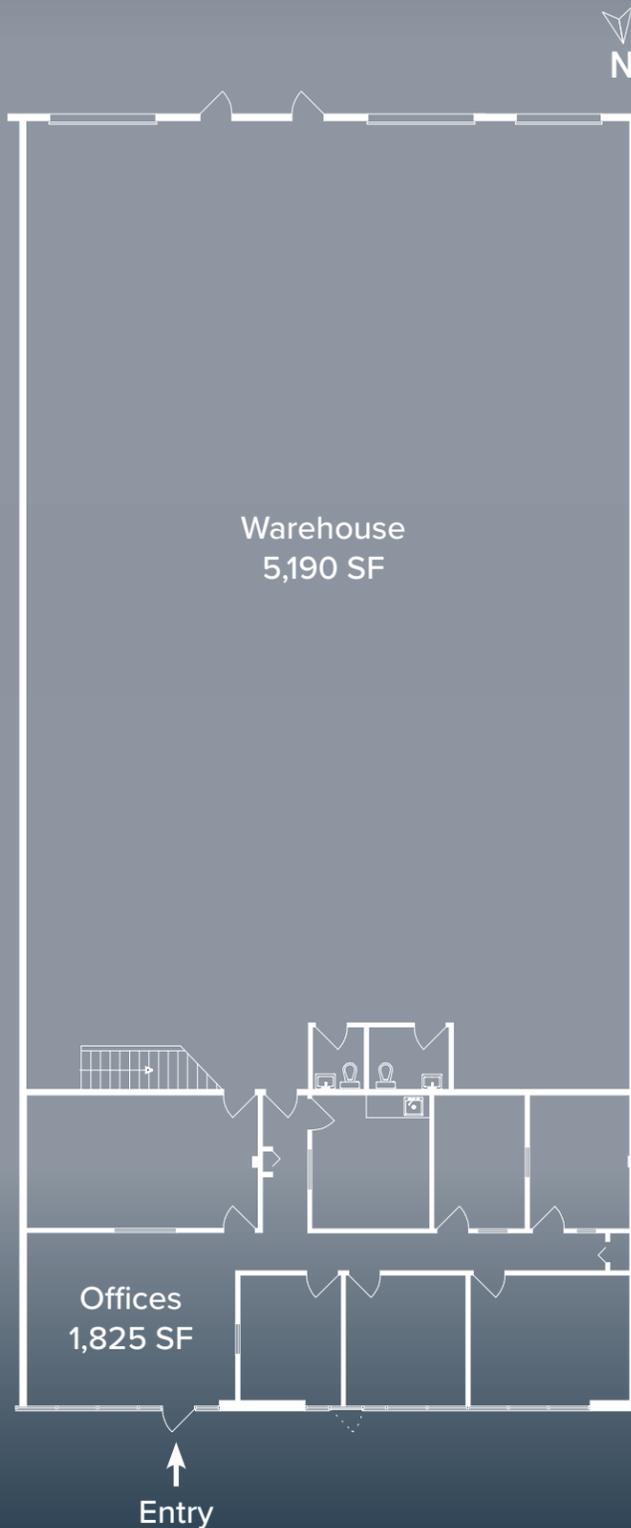


Mike Thompson*
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8,864 SF
Warehouse and Office Space
with 3 Dock Doors

Floor Plan

Unit 203



Available Area:

Warehouse: 5,190 SF
Offices: 1,825 SF
Mezzanine: 1,849 SF

Total Area: 8,864 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:

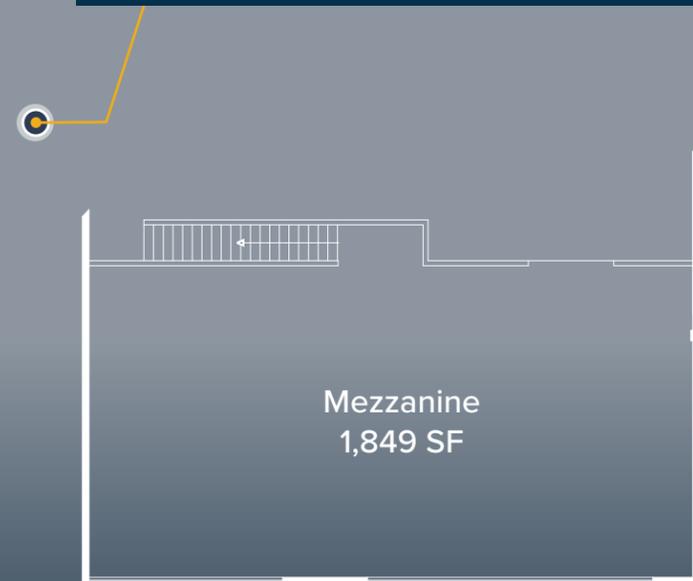
\$22.95 PSF

Additional Rent:

\$4.69 PSF + 5% management fee

Availability:

April 1st, 2024



Property Features



Three (3) Dock



24' Clear ceiling height



Fully finished office areas



Modern building with river views



Energy efficient lighting



Abundant parking



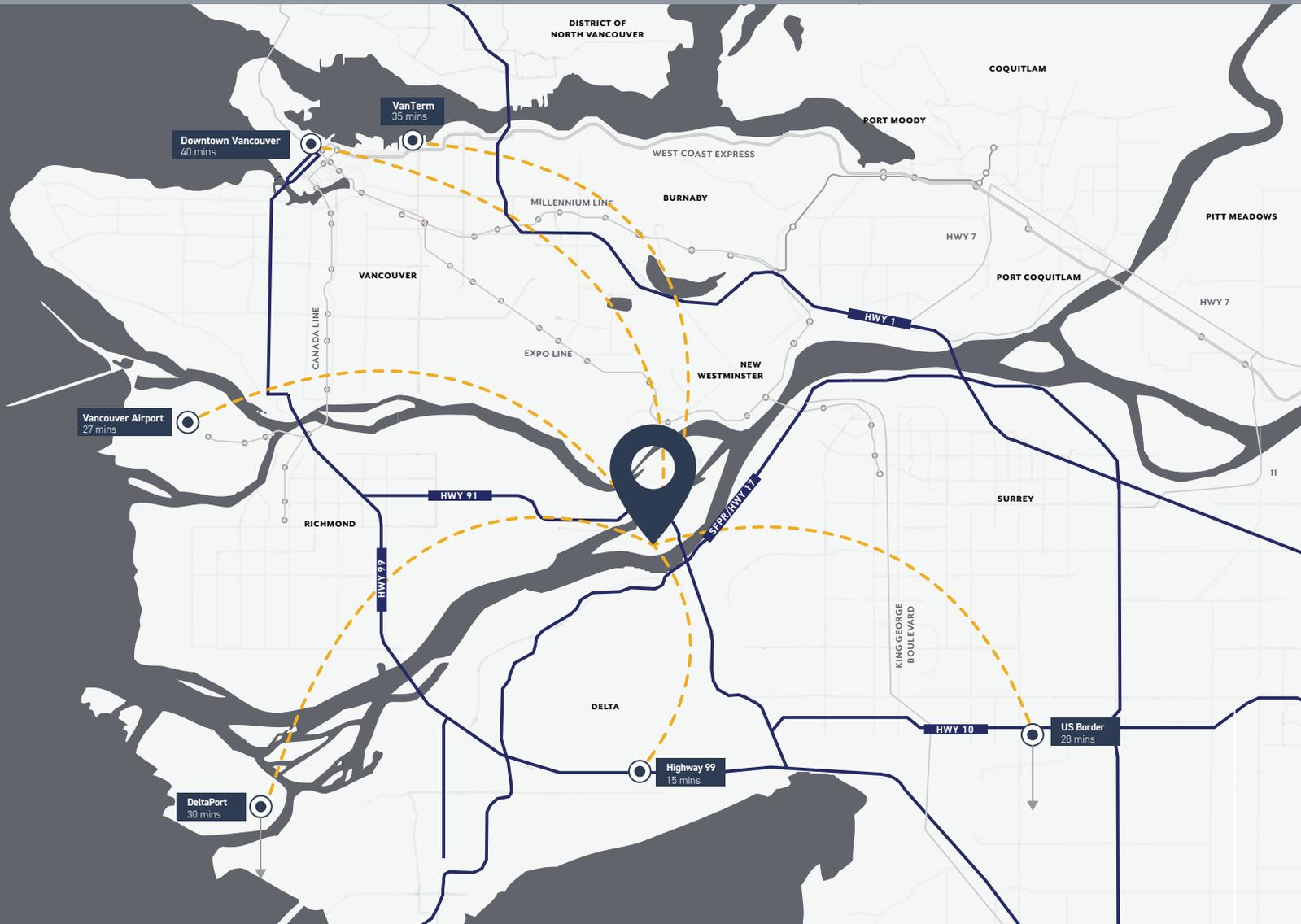
Tenant focused landlord



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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