

# For lease



## Unit 203 669 Ridley Place

Delta, British Columbia



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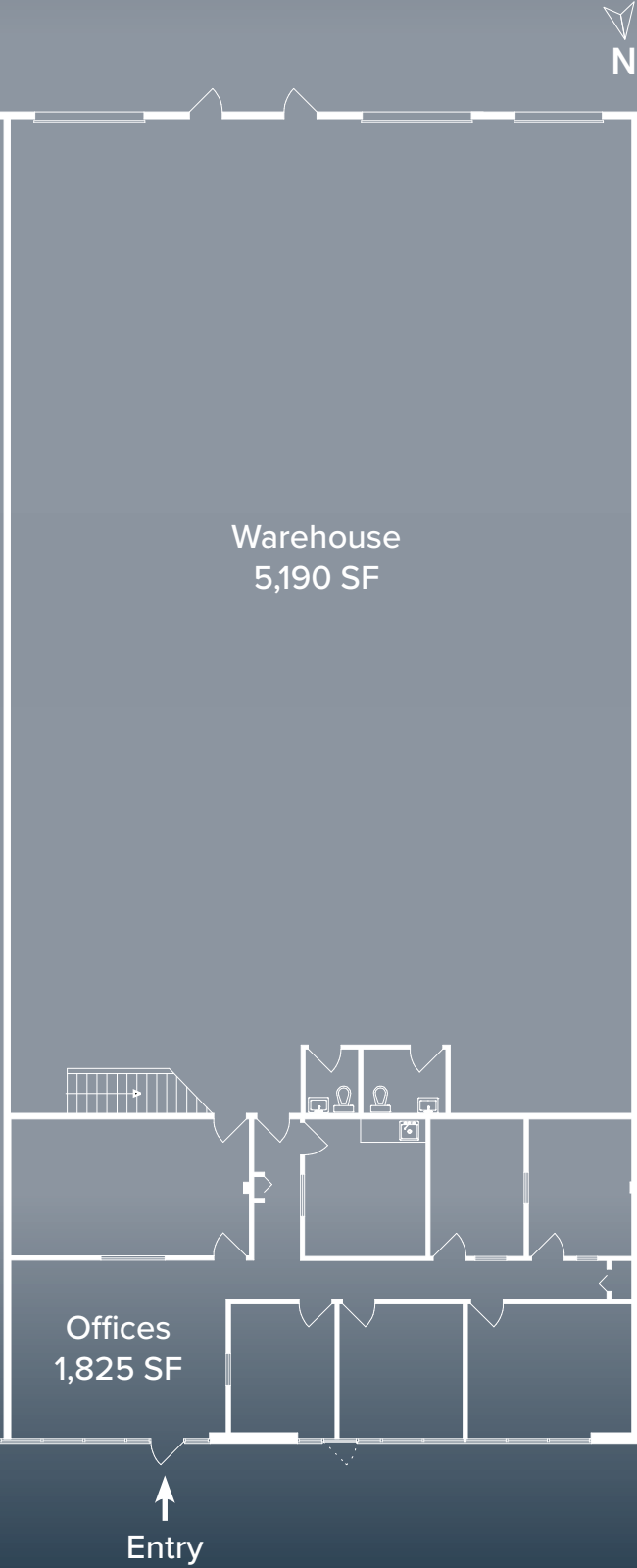
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**8,864 SF**  
Warehouse and Office Space  
with 3 Dock Doors



# 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:

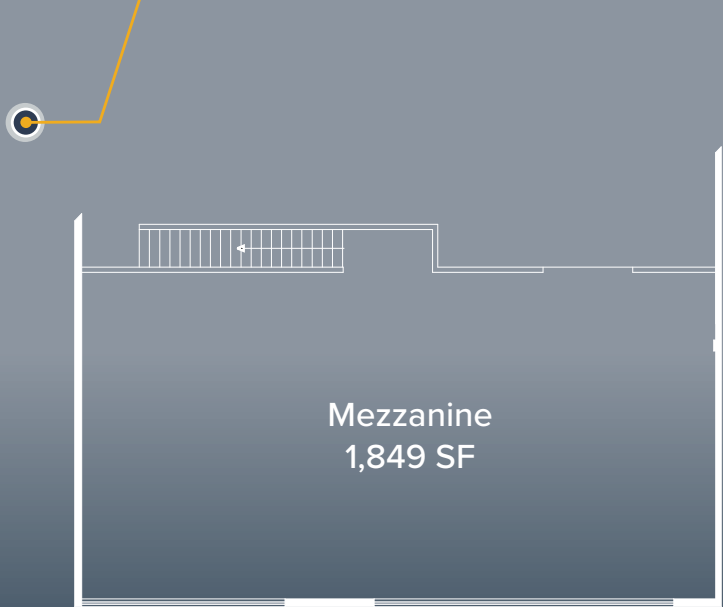
\$22.95 PSF

## 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



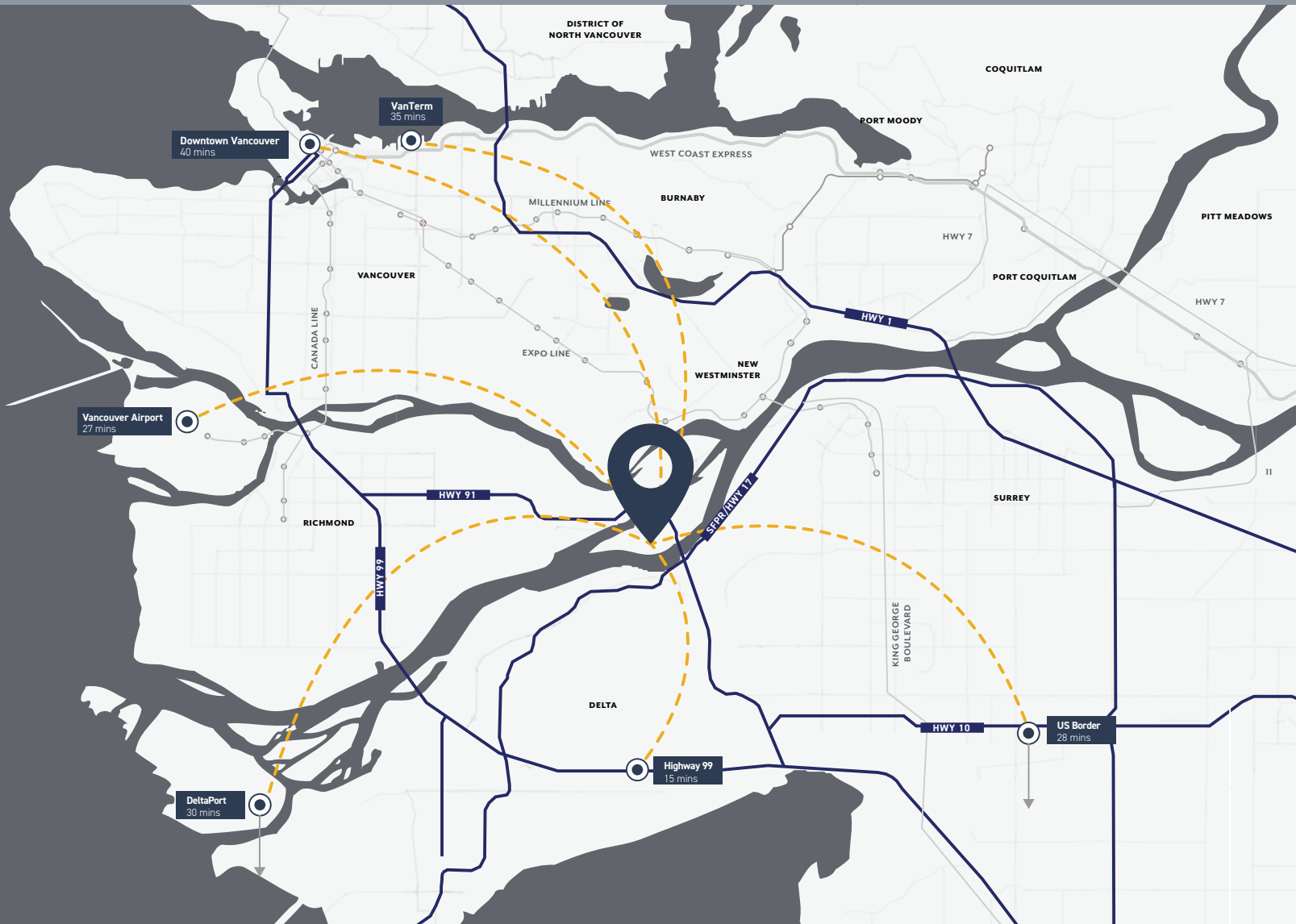
Tenant focused landlord



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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