

# 669

RIDLEY PLACE  
DELTA, BC

UNIT 105-106

**8,970 SF**

WAREHOUSE & OFFICE SPACE WITH  
3 DOCK DOORS & 1 GRADE DOOR

UNIT 208

**6,035 SF**

WAREHOUSE & OFFICE SPACE  
WITH 2 DOCK DOORS &  
**BONUS MEZZANINE SPACE**

FOR LEASE



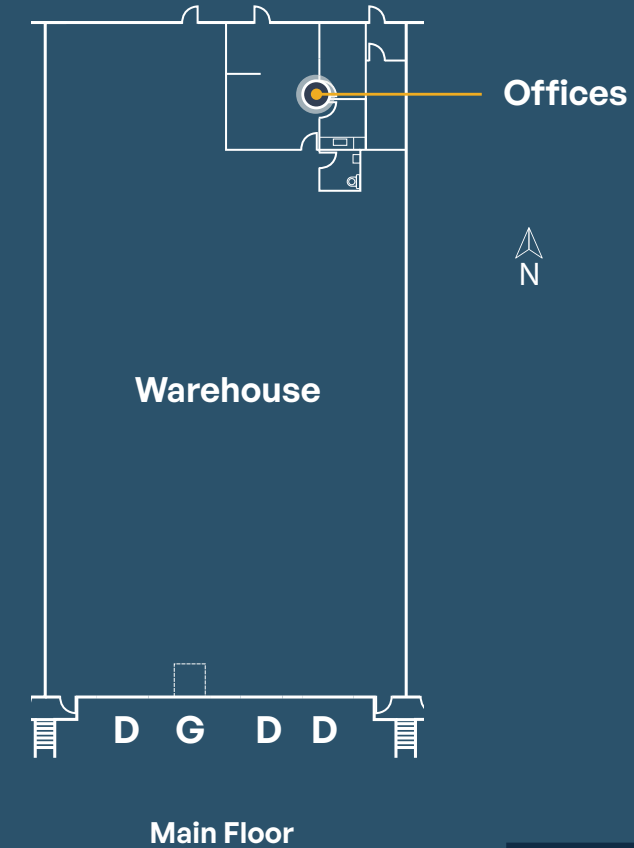
# Highlights

- LEASE RATE**  
**\$18.50 PSF**
- ADDITIONAL RENT**  
**\$5.54 PSF**  
**+5% management fee**
- AVAILABLE**  
**Unit 105-106: September 1, 2026**  
**Unit 208: Immediately**
- CEILING HEIGHT**  
**24'**
- LOADING**  
**Unit 105-106: 3 dock, 1 grade door**  
**Unit 208: 2 dock doors**
- POWER**  
**Heavy 3-phase**
- LIGHTING**  
**Energy efficient lighting**
- OFFICE AREAS**  
**Fully finished**
- PARKING**  
**Abundant parking**
- BUILDING**  
**Modern building with river views**
- LANDLORD**  
**Tenant focused landlord**



## Floor Plan

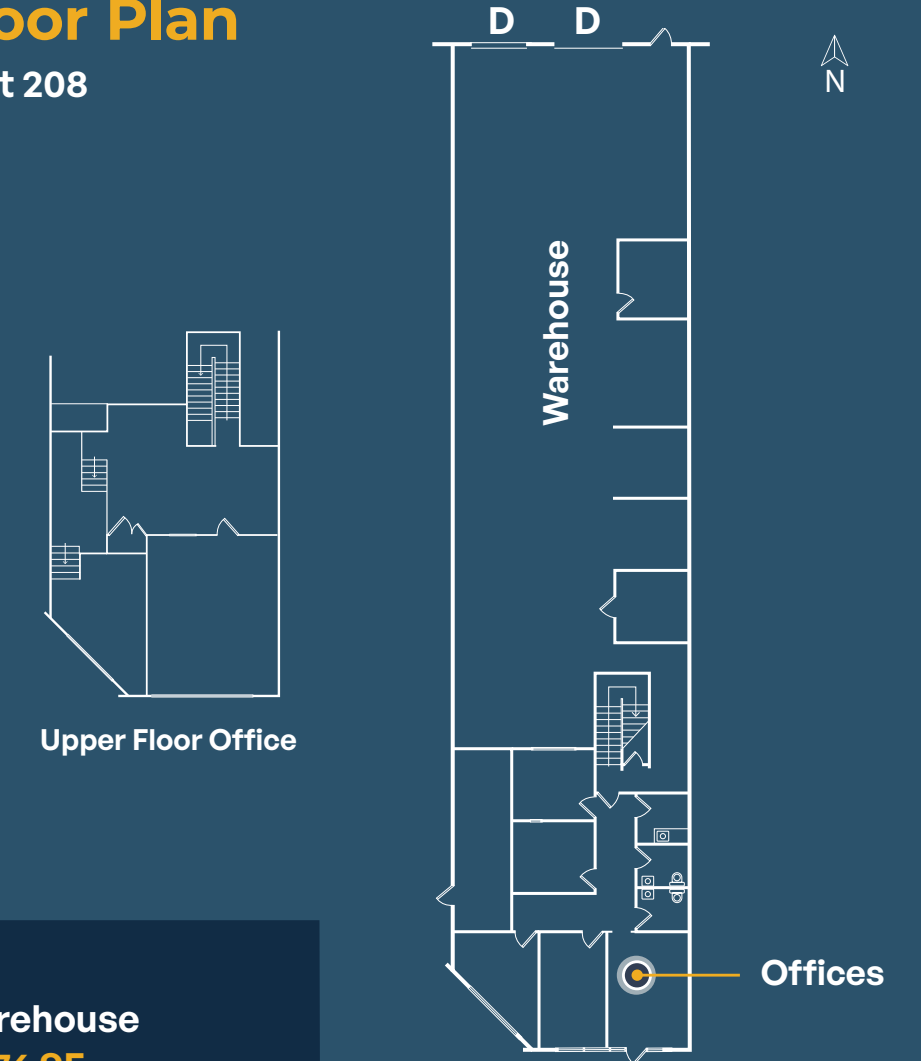
Unit 105-106



**Warehouse**  
**8,225 SF**  
**Main Floor Office**  
**745 SF**  
**Rentable Area**  
**8,970 SF**

## Floor Plan

Unit 208



**Warehouse**  
**3,576 SF**  
**Main Floor Office**  
**1,324 SF**  
**Upper Floor Office**  
**1,113 SF**  
**Bonus Mezzanine**  
**424 SF**  
**Rentable Area**  
**6,035 SF**

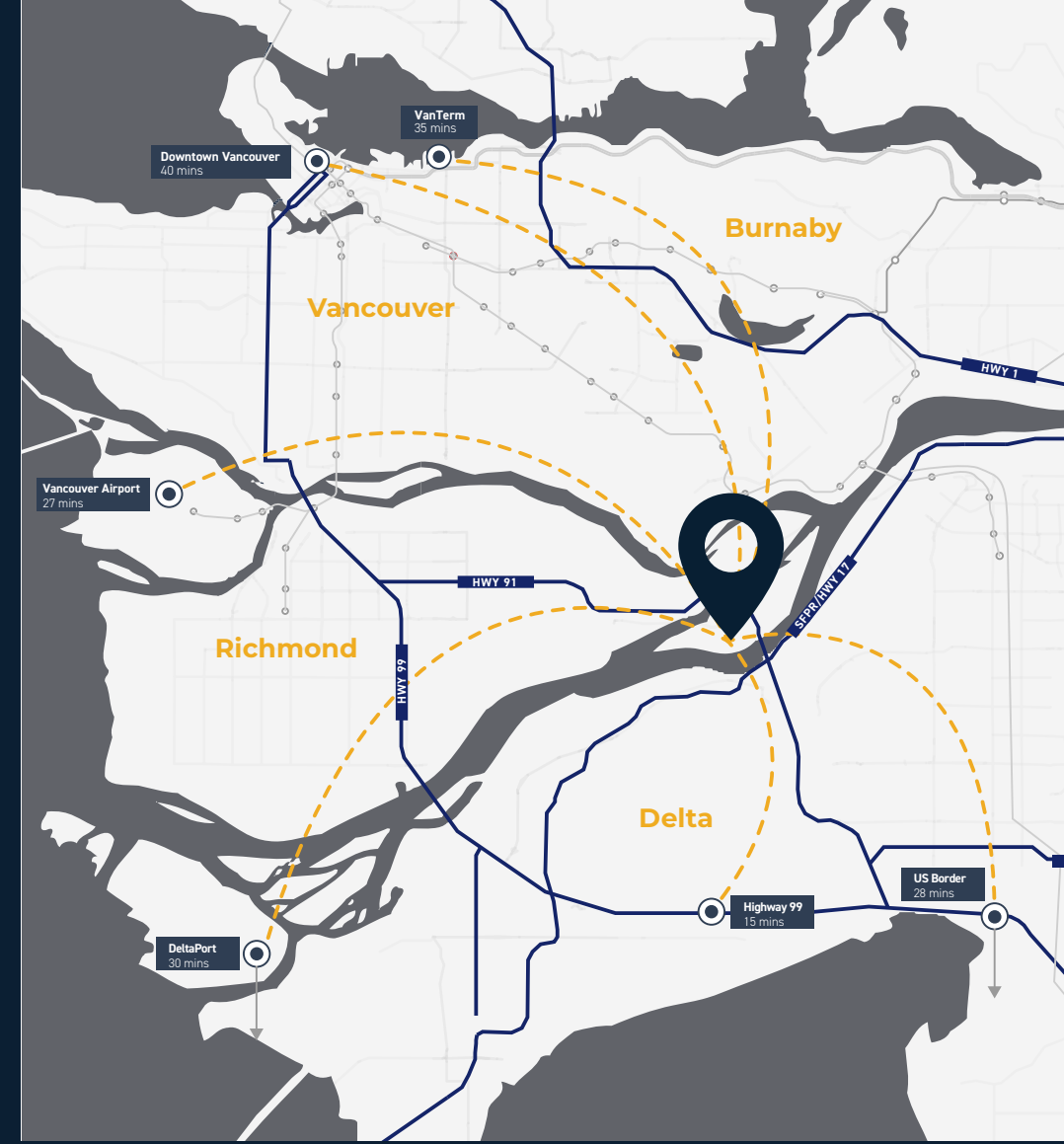


**Zoning**

**I-2 Heavy Industrial**

Zoning allows for manufacturing, distribution, assembly, storage, warehousing and most other industrial uses.

\* All measurements are approximate and must be verified by the Tenant.



## 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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