

# 669

RIDLEY PLACE  
DELTA, BC

MULTIPLE  
OPPORTUNITIES  
OF WAREHOUSE &  
OFFICE SPACE  
RANGING FROM

**6,035 - 12,514 SF**

FOR LEASE



# Highlights



LEASE RATE  
**\$18.50 PSF**



ADDITIONAL RENT  
**\$5.54 PSF**  
**+5% management fee**



AVAILABLE  
**Unit 101-102: Immediately**  
**Unit 105-106: September 1, 2026**  
**Unit 208: Immediately**



CEILING HEIGHT  
**24'**



LOADING  
**Unit 101-102: 4 dock doors**  
**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**



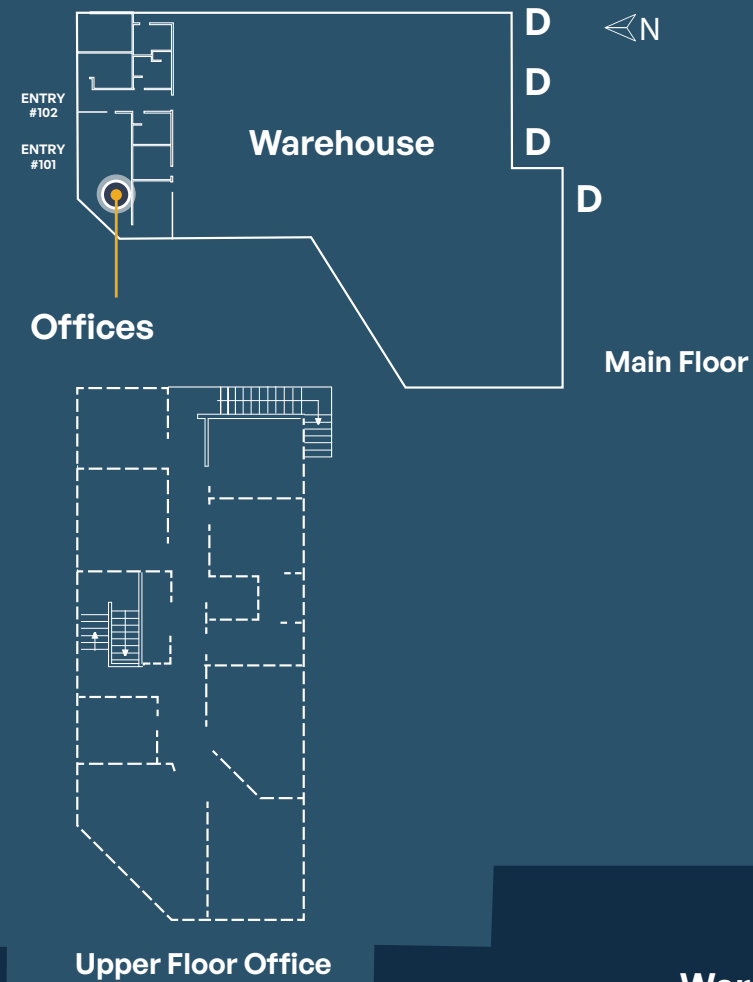
## Location

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.



## Floor Plan

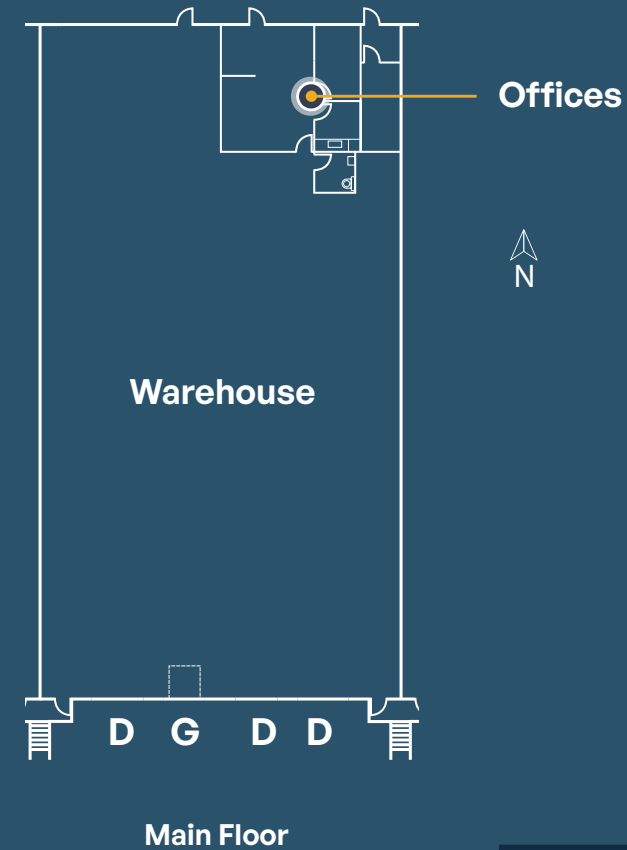
Unit 101-102



**Warehouse**  
8,788 SF  
**Main Floor Office**  
1,828 SF  
**Upper Floor Office**  
1,898 SF  
**Rentable Area**  
12,514 SF

## Floor Plan

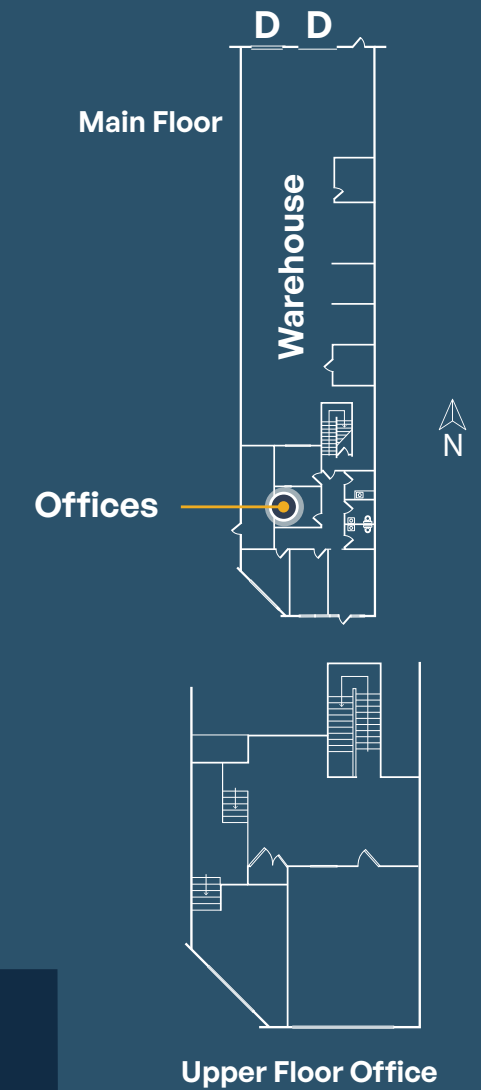
Unit 105-106



**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.



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