

# 669

RIDLEY PLACE  
DELTA, BC

UNIT 101-104

## 21,421 SF

WAREHOUSE SPACE WITH  
EIGHT (8) DOCK DOORS &  
BONUS UPPER FLOOR  
OFFICE SPACE

UNIT 201-202

## 9,115 SF

WAREHOUSE & OFFICE SPACE  
WITH THREE (3) DOCK DOORS

# FOR LEASE



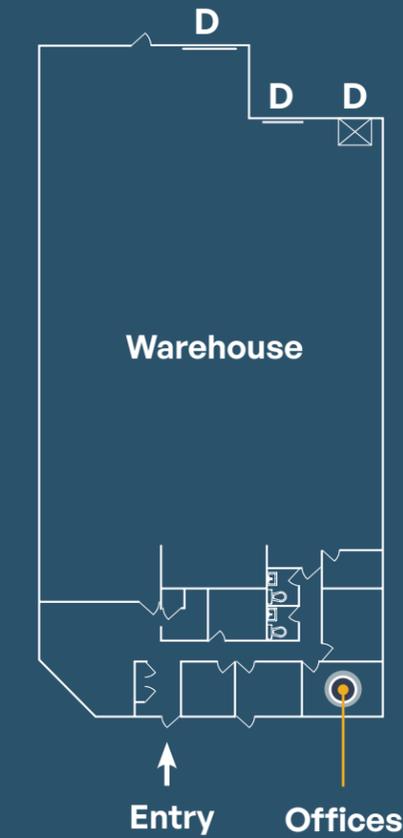
# Highlights

- LEASE RATE**  
**\$18.50 PSF**
- ADDITIONAL RENT**  
**\$5.54 PSF**  
**+5% management fee**
- AVAILABLE**  
**Immediately**
- CEILING HEIGHT**  
**24'**
- LOADING**  
**Unit 101-104: Eight (8) dock doors**  
**Unit 201-202: Three (3) 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 201-202



**Warehouse**  
**7,271 SF**  
**Office**  
**1,844 SF**  
**Rentable Area**  
**9,115 SF**



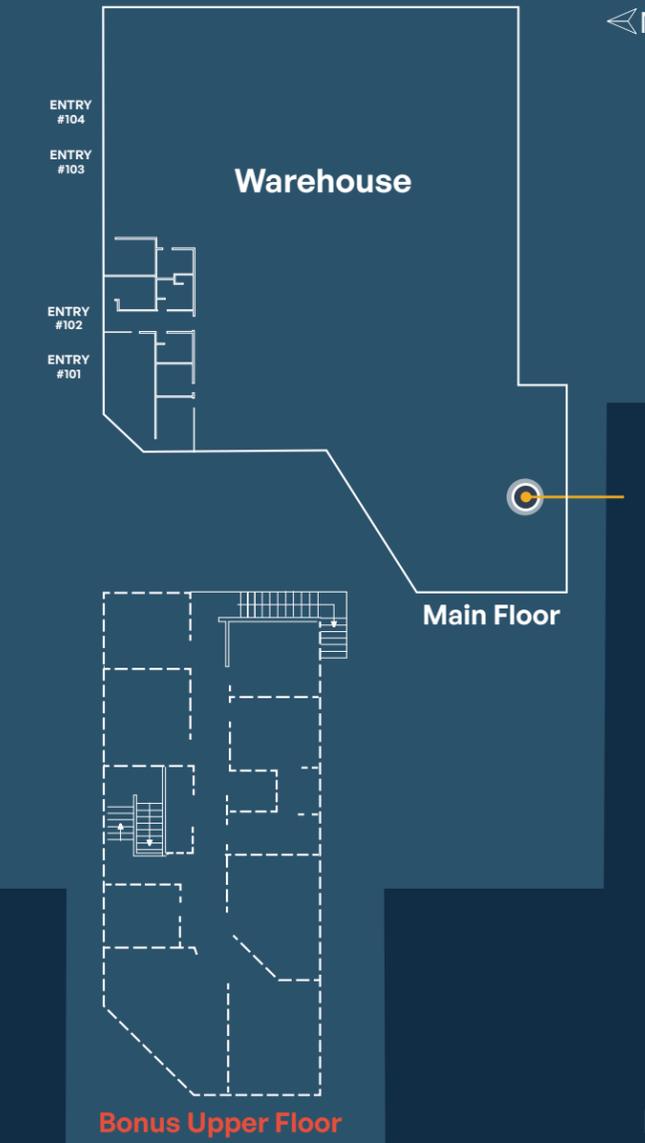
**Zoning**  
**I-2 Heavy Industrial**

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

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

# Floor Plan

Unit 101-104



**Warehouse**  
**19,593 SF**  
**Main Floor Office**  
**1,828 SF**  
**Bonus Upper Floor Office**  
**1,898 SF**  
**Rentable Area**  
**21,421 SF**



**Zoning**  
**I-2 Heavy Industrial**

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



## 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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