

# 669

RIDLEY PLACE  
DELTA, BC

UNIT 101-104

**23,319 SF**

WAREHOUSE & OFFICE  
SPACE WITH  
EIGHT (8) DOCK DOORS

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  
Total  
9,115 SF



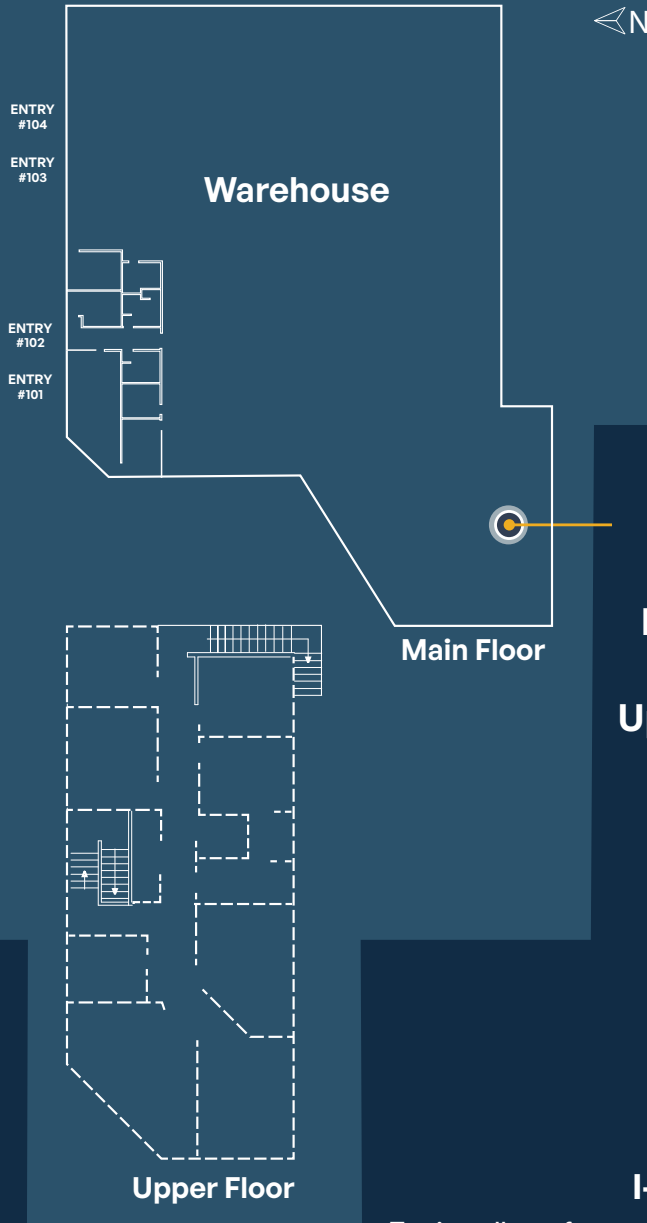
Zoning  
I-2 Heavy Industrial

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



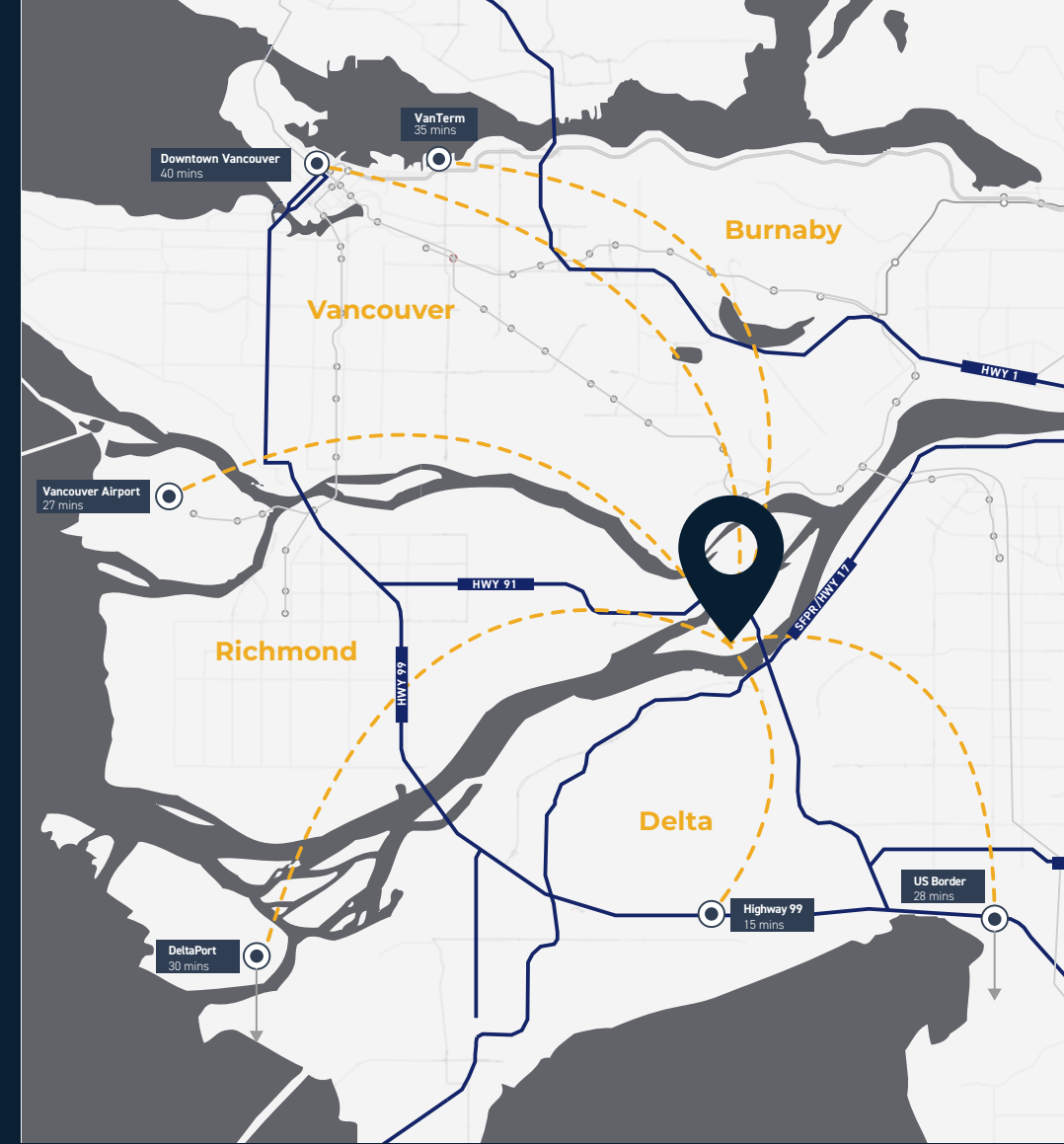
Warehouse  
19,593 SF  
Main Floor Office  
1,828 SF  
Upper Floor Office  
1,898 SF  
Total  
23,319 SF



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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