

# 9969 River Way

Units 120-140

Delta, British Columbia

**FOR LEASE**



OPTIONS FROM  
14,726 SF / 37,936 SF / 52,662 SF



# 9969 River Way

UNITS 120-140

Opportunity to lease 14,726 SF up to 52,662 SF of industrial space in the sought after Nordel Industrial Business Park.

## PROPERTY INFORMATION

**BASIC RENT** Unit 120: **\$18.95 PSF**  
Unit 130-140: **\$17.95 PSF**

**ADDITIONAL RENT** **\$5.75 PSF** (2026 est.)

**ZONING** **I2: Medium Impact Industrial Zone**



**SPRINKLER**  
Fully sprinklered



**CLEAR HEIGHT**  
26'



**CONSTRUCTION**  
Concrete

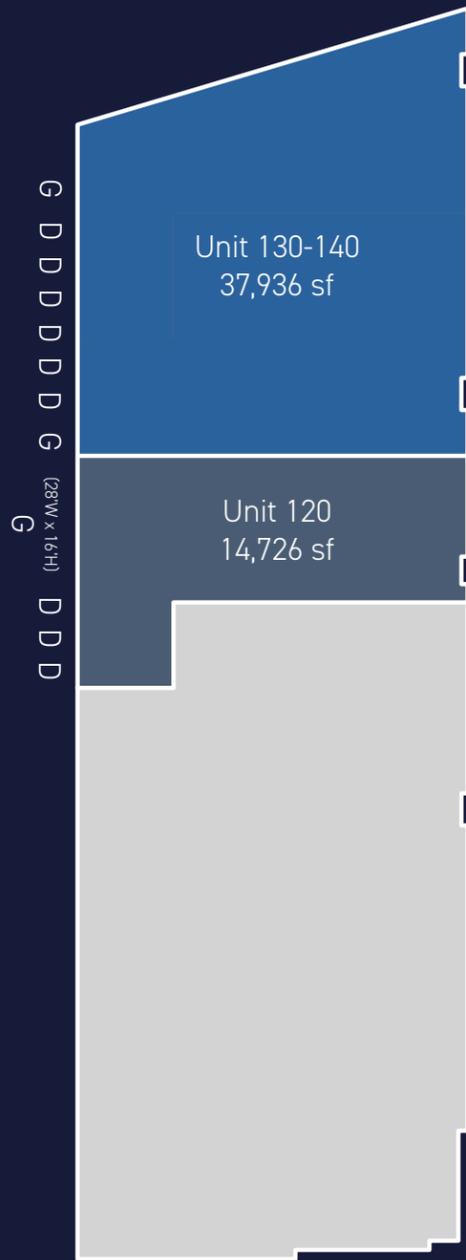


**AVAILABILITY**  
90 days notice



**SITE PLAN**

UNIT	Warehouse	Ground Floor Office	Total	Loading
120	13,520 SF	1,206 SF	14,726 SF	3 dock, 1 grade (28'W x 16'H)
130-140	36,254 SF	1,682 SF	37,936 SF	6 dock, 2 grade
<b>Total</b>	<b>49,774 SF</b>	<b>2,888 SF</b>	<b>52, 662 SF</b>	<b>9 dock, 2 grade, 1 grade (28'W x 16'H)</b>



**LOCATION OVERVIEW**

Strategically positioned within the prestigious Nordel Industrial Business Park, the location provides excellent access to the Lower Mainland and the US Border via Highway 91 and Highway 99. The site capitalizes on Delta's position as a key logistics hub, offering convenient access to Deltaport and major transportation corridors that facilitate efficient supply chain operations.



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