

669

**RIDLEY PLACE
DELTA, BC**

UNIT 201-202

9,115 SF

WAREHOUSE & OFFICE
SPACE WITH
THREE (3) DOCK DOORS

FOR LEASE



Highlights



LEASE RATE
\$19.95 PSF



ADDITIONAL RENT
\$5.54 PSF
+5% management fee



AVAILABLE
December 1, 2025



CEILING HEIGHT
24'



LOADING
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.



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.



Jonathan Jassebi*

Vice President

+1 778 883 8667

jonathan.jassebi@jll.com



Mike Thompson*

Executive Vice President

+1 604 998 6036

mike.thompson@jll.com

jll.com

510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.



*Personal Real Estate Corporation

© 2025 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.



CLICK/SCAN TO
View Team Listings