

For lease

6755 Dennett Place, Delta

23,122 sf of Freestanding warehouse and office space with 2 dock and 2 grade doors



6755 Dennett Place / Delta

Location

This superb facility is located on Dennett Place within the Riverpointe Business Park being one block north of River Road just off of 68th Street, in Delta. It is easily accessed from Highway 99 (via the Deas Island Tunnel), or Highway 91 (via the Alex Fraser Bridge) and taking the River Road turnoff.

Available Area:

| | |
|---------------|------------------|
| Office: | 2,327 SF |
| Warehouse: | 20,795 SF |
| Total: | 23,122 SF |

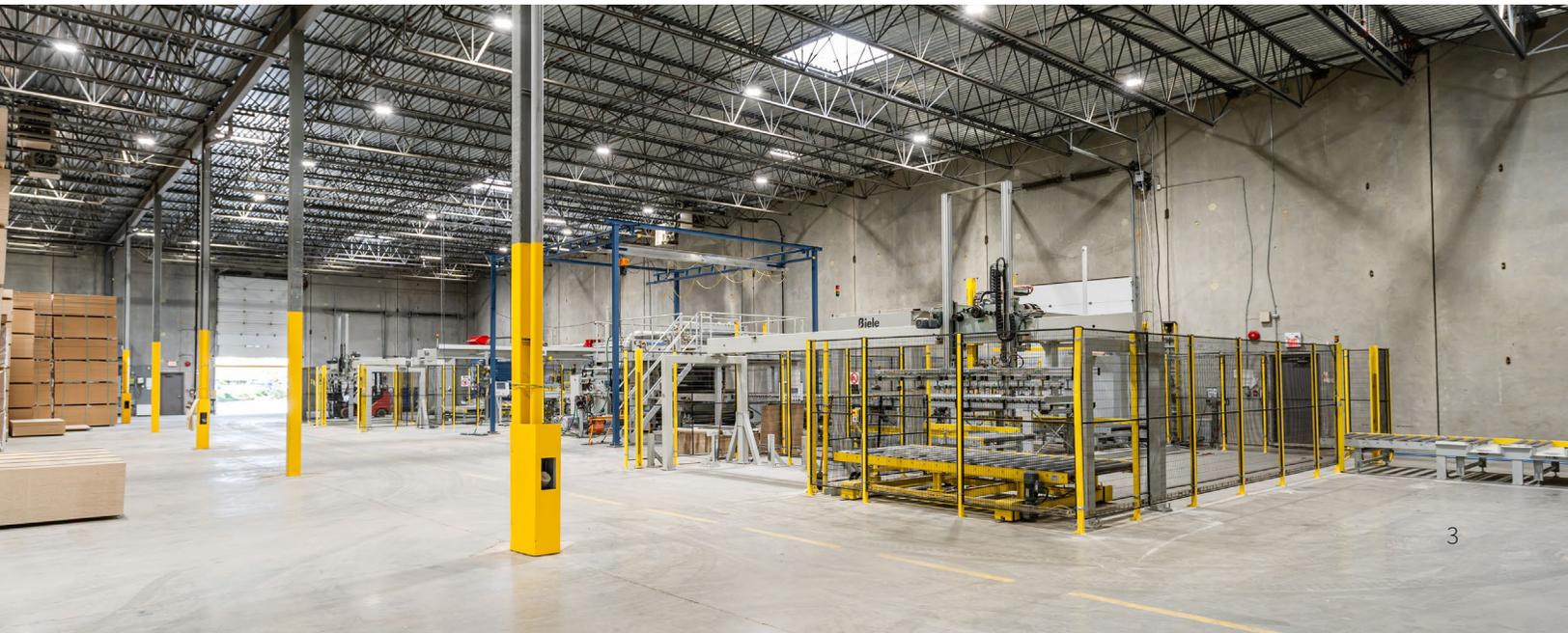
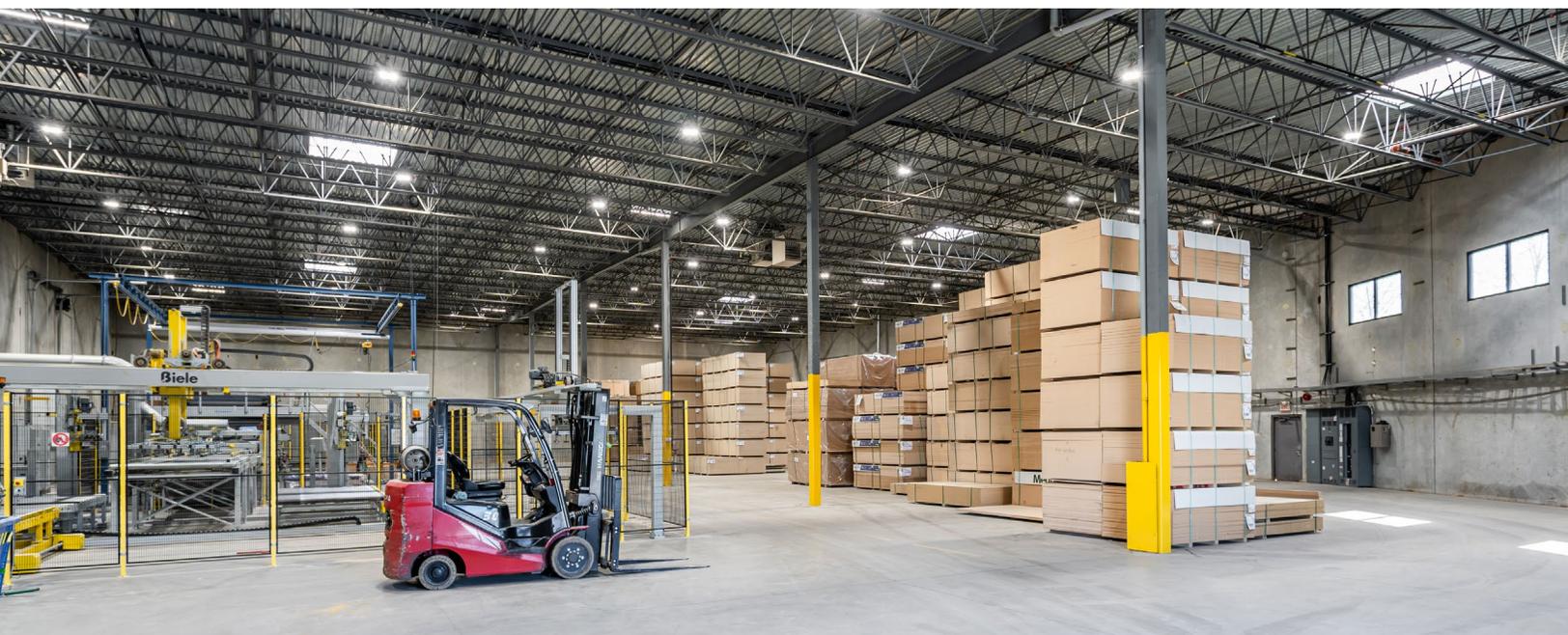


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|-------------------------|-------------------|
| Building area: | 23,122 SF |
| Lease rate: | \$20.95 PSF |
| Additional rent: | \$5.78 PSF (2025) |
| Availability: | Immediate |

Building Features:

- ▶ Ceiling heights: 24' clear
- ▶ I-2 industrial zoning
- ▶ 2 dock and 2 grade doors
- ▶ 3-phase electrical service
- ▶ Concrete tilt-up construction
- ▶ Fully finished office area with HVAC
- ▶ Fully sprinklered
- ▶ Ample parking
- ▶ LED warehouse lighting

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Drive times:

30 minutes

CAN/US Border

35 minutes

Downtown Vancouver

12 minutes

Highway 91

10 minutes

Highway 99

25 minutes

YVR



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