



# 1638

FOSTER'S WAY  
DELTA, BC

25,097 SF ON  
1.206 ACRES

FREESTANDING  
INDUSTRIAL BUILDING  
ON ANNACIS ISLAND  
WITH DOCK AND  
GRADE LOADING



FOR LEASE



# Highlights



LEASE RATE  
**\$18.25 PSF**



ADDITIONAL RENT  
**\$5.50 PSF**



AVAILABLE  
**Immediately**



CEILING HEIGHT  
**24'**



LOADING  
**2 dock, 1 grade**



POWER  
**3-phase  
400 amp, 347/600 volts**



CONSTRUCTION  
**Concrete tilt-up**



SPRINKLERS  
**Fully sprinklered**



HEATERS/HVAC  
**Gas-fired unit heaters in  
warehouse, full HVAC in office**



YARD AREA  
**Fenced and fully secured**



OFFICE  
**Quality office improvements**



ZONING  
**I2 - Medium Impact Industrial**





<b>Warehouse Area</b>	<b>19,387 SF</b>
<b>Ground Floor Office</b>	<b>2,605 SF</b>
<b>Second Floor Office</b>	<b>2,605 SF</b>
<b>Warehouse Mezzanine</b>	<b>500 SF</b>
<b>Total</b>	<b>25,097 SF</b>

\*Measurements are approximate, to be verified.



## Location

Strategically located in Annacis Business Park, 1638 Foster's Way is within a 5-minute drive to the Alex Fraser Bridge and the Highway 91/ South Fraser Perimeter Road Interchange, allowing for convenient access to all municipalities within Metro Vancouver.



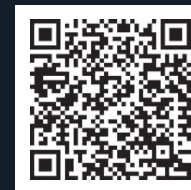


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## Team Listings



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