

9969 River Way

Units 120-140

Delta, British Columbia

FOR LEASE



OPTIONS FROM
14,753 SF / 38,083 SF / 52,836 SF



9969 River Way

UNITS 120-140

Opportunity to lease 14,753 SF up to 52,836 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

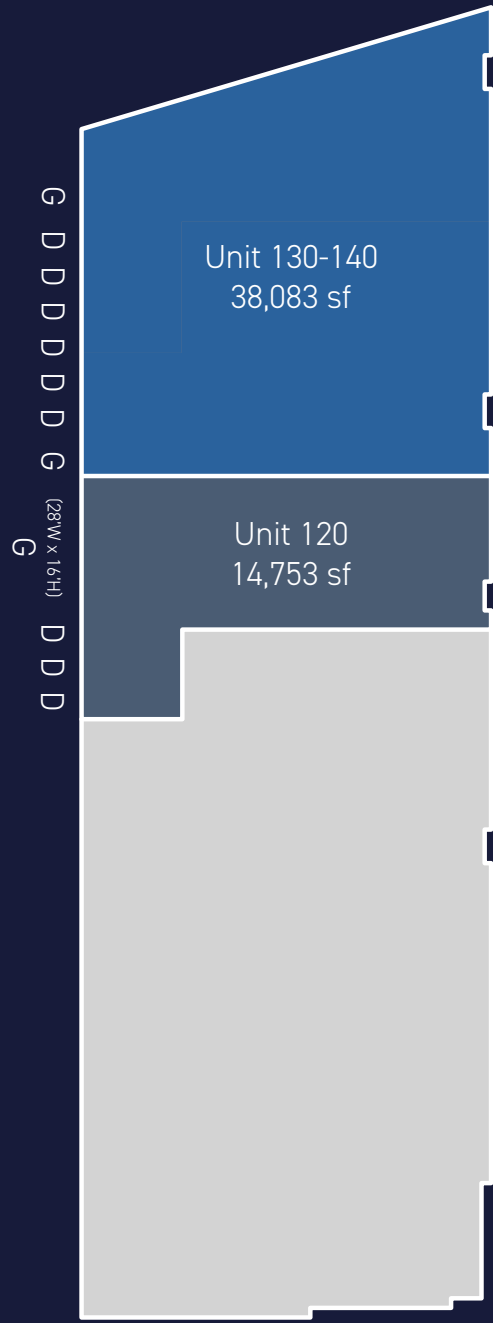


AVAILABILITY
90 days notice



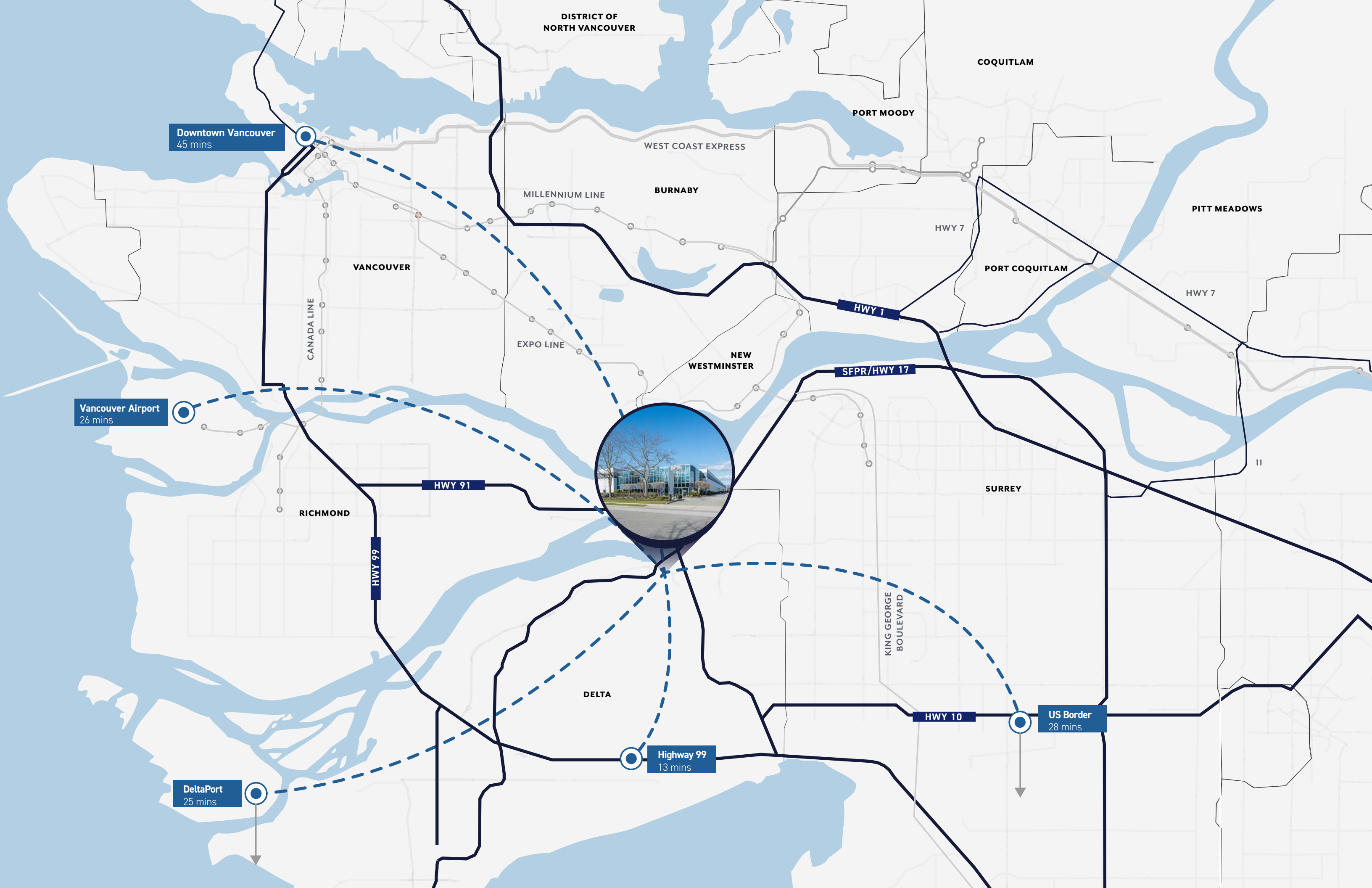
SITE PLAN

UNIT	Warehouse	Ground Floor Office	Total	Loading
120	13,488 SF	1,265 SF	14,753 SF	3 dock, 1 grade (28'W x 16'H)
130-140	36,293 SF	1,790 SF	38,083 SF	6 dock, 2 grade
Total	49,781 SF	3,055 SF	52,836 SF	9 dock, 2 grade, 1 grade (28'W x 16'H)



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.



Downtown Vancouver
45 mins

Vancouver Airport
26 mins

DeltaPort
25 mins

Highway 99
13 mins

US Border
28 mins





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