

669

RIDLEY PLACE
DELTA, BC

UNIT 105-106

8,970 SF

WAREHOUSE & OFFICE SPACE
WITH 4 DOCK DOORS

UNIT 208

4,900 SF

WAREHOUSE & OFFICE SPACE
WITH 1 DOCK & 1 GRADE DOOR

FOR LEASE



Highlights

- LEASE RATE
\$18.50 PSF
- ADDITIONAL RENT
\$5.54 PSF
+5% management fee
- AVAILABLE
Immediately
- CEILING HEIGHT
24'
- LOADING
Unit 105-106: 4 dock doors
Unit 208: 1 dock, 1 grade door
- 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

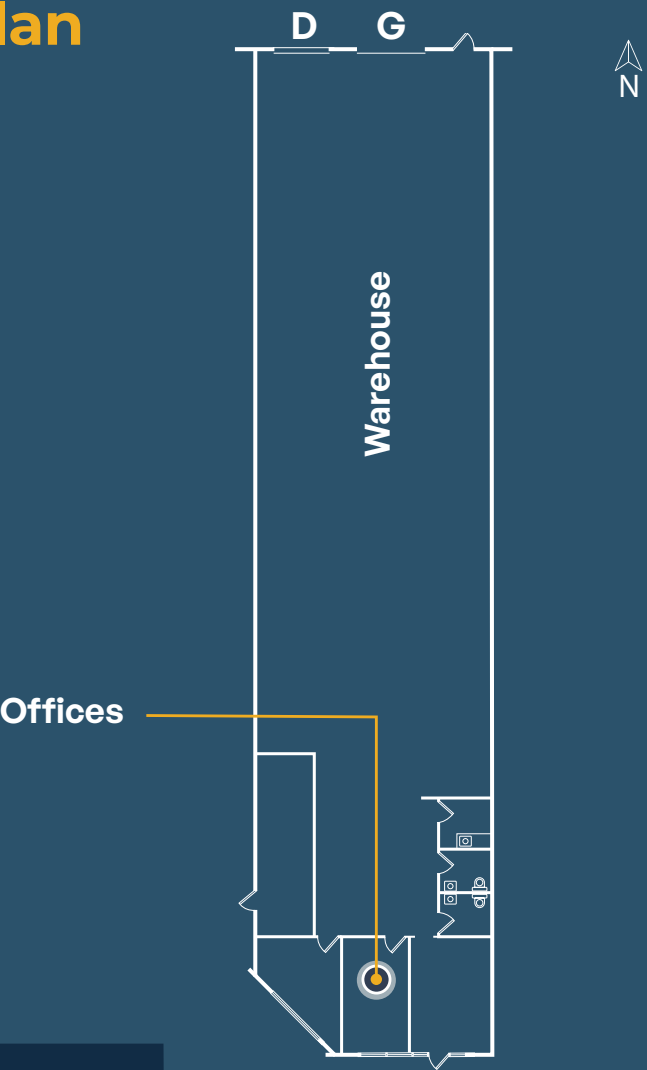
Unit 105-106



Warehouse
8,225 SF
Main Floor Office
745 SF
Rentable Area
8,970 SF

Floor Plan

Unit 208



Warehouse
4,400 SF
Main Floor Office
500 SF
Rentable Area
4,900 SF

Zoning
I-2 Medium Impact Industrial
Zoning allows for a broad range of general manufacturing, storage, and logistics operations.

* All measurements are approximate and must be verified by the Tenant.



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.



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