

669

RIDLEY PLACE
DELTA, BC

MULTIPLE
OPPORTUNITIES
OF WAREHOUSE &
OFFICE SPACE
RANGING FROM

4,900 - 9,206 SF

FOR LEASE



Highlights

 LEASE RATE
\$18.50 PSF

 ADDITIONAL RENT
\$5.54 PSF
+5% management fee

 AVAILABLE
Unit 105-106: Immediately
Unit 109-110: February 1, 2027
Unit 208: Immediately
Unit 210: February 1, 2027

 CEILING HEIGHT
24'

 LOADING
Unit 105-106: 4 dock doors
Unit 109-110: 3 dock doors
Unit 208: 1 dock, 1 grade door
Unit 210: 2 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

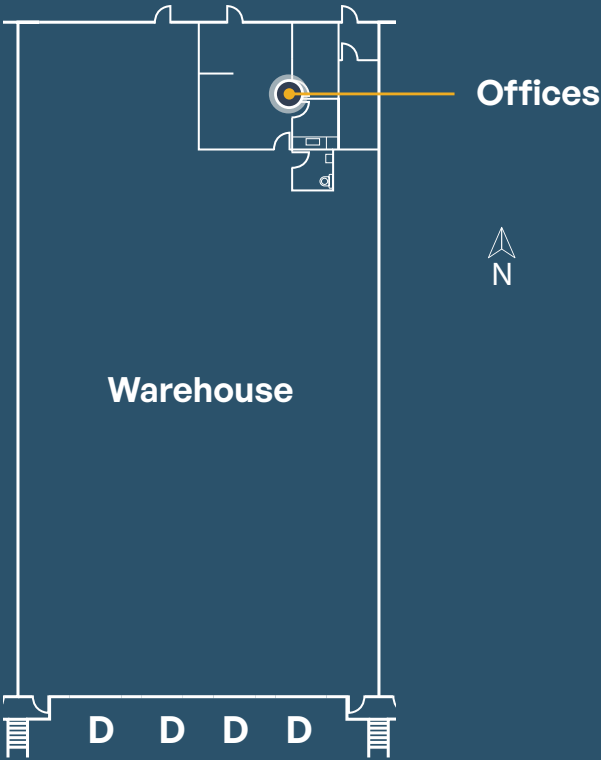


Location

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.

Floor Plan

Unit 105-106



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

Floor Plan

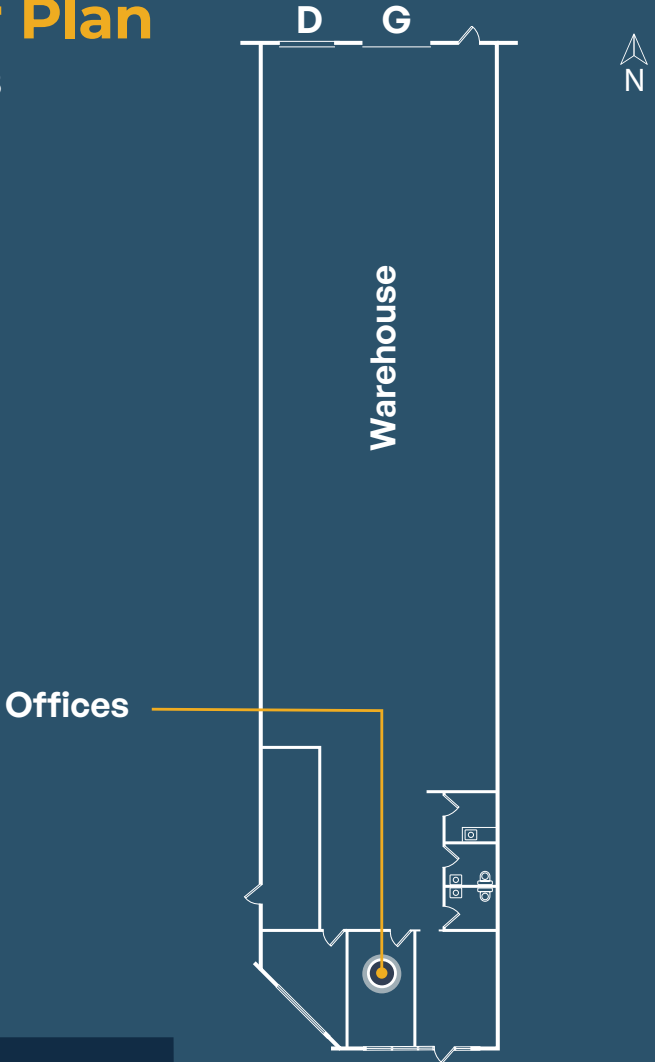
Unit 109-110



Warehouse
9,206 SF
Rentable Area
9,206 SF

Floor Plan

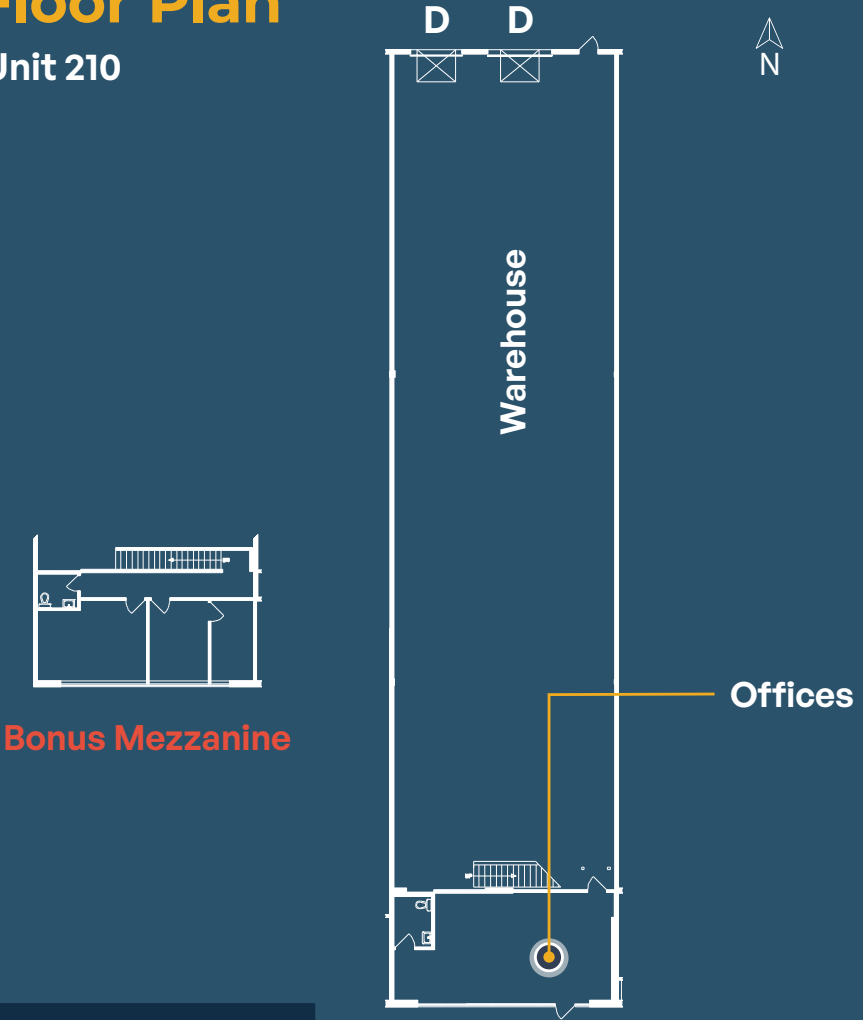
Unit 208



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

Floor Plan

Unit 210



Warehouse
4,578 SF
Main Floor Office
635 SF
Bonus Mezzanine
727 SF
Rentable Area
5,231 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.



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