

FOR LEASE | INDUSTRIAL
UNIT 11 - 8207 SWENSON WAY
DELTA, BC



- ▶ **2,059 SF of Warehouse/Office Space**
- ▶ **Conveniently Located in Delta**

Location

The subject property is situated within the Nordel Business Park along Swenson Way. This strata unit is ideally situated in Delta providing quick access to most areas in the Lower Mainland. The property is within minutes of Highway 99, Highway 91 and the South Fraser Perimeter Road. This ideal location provides convenient access to the Delta Port, Canada/ US Border and Vancouver International Airport.

Highlights

- ▶ Grade loading
- ▶ Kitchenette
- ▶ Front office/reception
- ▶ Sprinklered
- ▶ Forced air heating

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Legal Description

STRATA LOT 11, PLAN LMS1567, DISTRICT LOT 119
PID: 018-911-960

Zoning

I2 (Medium Impact Industrial). A full copy of the bylaw will be provided upon request.

Features

- ▶ Forced air heater
- ▶ Washrooms (1 up 1 down)
- ▶ 11'-21' clear ceilings (warehouse)
- ▶ Grade loading (10' X 10')
- ▶ Ceiling fans
- ▶ 3 phase power
- ▶ Kitchenette
- ▶ Front office/reception

Available Space

Ground Floor Office	175 SF
Mezzanine	545 SF
Warehouse	1,339 SF
Total	2,059 SF

Basic Rent

\$18.50 PSF per annum

Additional Rent

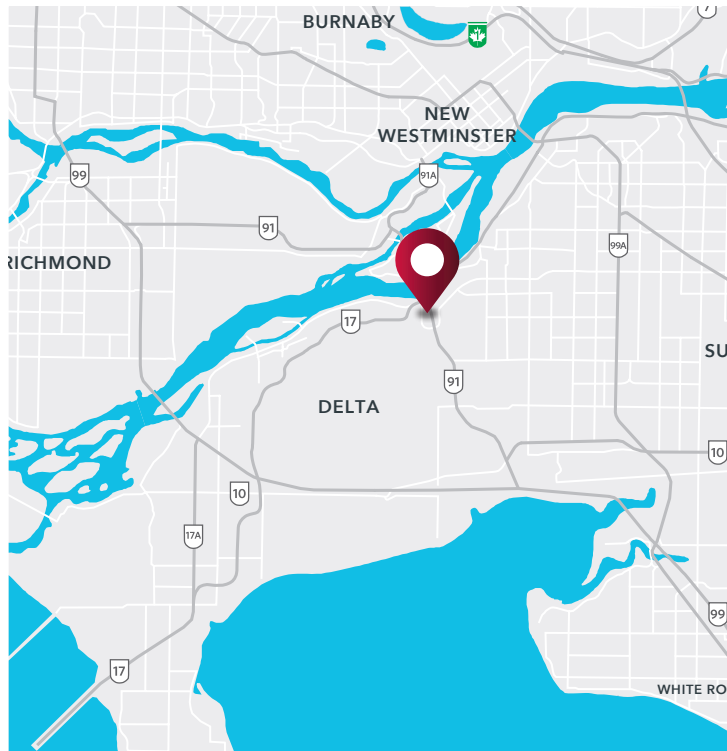
\$6.50 PSF per annum (2024 estimate)

Total Monthly Rent

\$4,289.58 + GST

Availability

December 1, 2024



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