

THE
INDUSTRIAL
SPECIALISTS
CBRE



For Lease

307C-1546
DERWENT WAY
Delta, BC

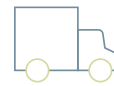
Opportunity to lease a newly renovated small bay warehouse with grade loading

The Property



| | |
|-----------------------|--|
| UNIT SIZE | 2,625 SF |
| LOADING | 1 grade level loading door |
| AVAILABILITY | Immediately |
| ASKING RATE | \$24.50 PSF |
| OP. COSTS | \$6.49 PSF (2023 estimate) |
| CEILING HEIGHT | 18' |
| ZONING | I-2 (Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, distribution, assembly, food and related office uses |

Building Features



**AMPLE
PARKING**



**CLEAR SPAN
WAREHOUSE**



**GRADE
LOADING**

- + Concrete tilt-up construction
- + Newly painted walls
- + Three phase power

- + Excellent corporate appeal
- + Fully sprinklered

Professionally owned & managed by **Beedie/**

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DELTA, BRITISH COLUMBIA



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ANNACIS WEST BUSINESS CENTRE



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