

**669**

**RIDLEY PLACE  
DELTA, BC**

UNIT 205

**4,320 SF**

WAREHOUSE & OFFICE  
SPACE WITH  
TWO (2) DOCK DOORS

**FOR LEASE**





# Highlights



LEASE RATE  
**\$20.95 PSF**



ADDITIONAL RENT  
**\$5.54 PSF**  
**+5% management fee**



AVAILABLE  
**April 1, 2025**



CEILING HEIGHT  
**24'**



LOADING  
**Two (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**



# Floor Plan

Unit 205



Ground Floor Office  
and Warehouse  
**4,320 SF**



## Zoning

### I-2 Heavy Industrial

Zoning allows for manufacturing, distribution, assembly, storage, warehousing and most other industrial uses.



## 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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