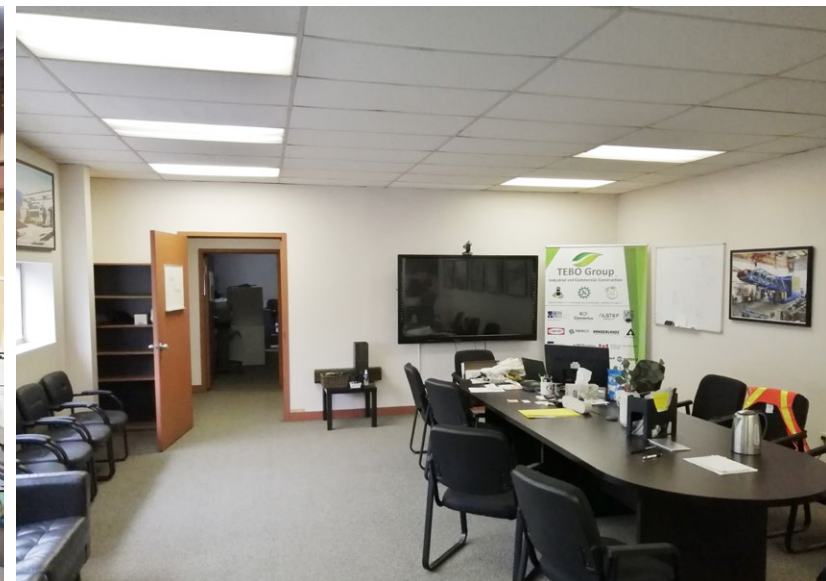


For Lease

DELTA INDUSTRIAL CENTRE

8086 Alexander Road, Delta, BC

14,552 SF Fabrication Shop with Yard



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 **CUSHMAN & WAKEFIELD**

For Lease

DELTA INDUSTRIAL CENTRE

8086 Alexander Road, Delta, BC

LOCATION

8086 Alexander Road, a contemporary freestanding building strategically located in Delta Industrial Centre, which has established itself as one of the premier industrial parks in the Greater Vancouver area. This high quality, efficiently designed building offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border.

ZONING

I2 Medium Impact Industrial Zoning. The intent of this zoning is to provide for industrial uses, independent office uses and specified limited retail uses.

FEATURES

- Pre-engineered steel construction
- 600-volt 600-amp three phase power
- Two large grade-level overhead doors
- Four 5-ton overhead cranes, 0.45-acre yard
- Excellent truck manoeuvring area
- Ample parking
- Public transit available close by

Office Area

- T-bar ceilings, fluorescent lighting, private offices, a boardroom & kitchen area

AVAILABLE AREA

Main Floor

Warehouse/Shop	9,562 SF
Offices	2,741 SF

Main Floor Area 12,303 SF

Second Floor

Offices	1,786 SF
Mezzanine	463 SF

Total Available Area 14,552 SF

Included at no additional cost

19,403 SF security fenced, paved yard

ADDITIONAL RENT

\$6.30

LEASE RATE

Please contact Listing Agents

AVAILABILITY

60 days notice



#1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / 604 683 3111 / cushmanwakefield.ca

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