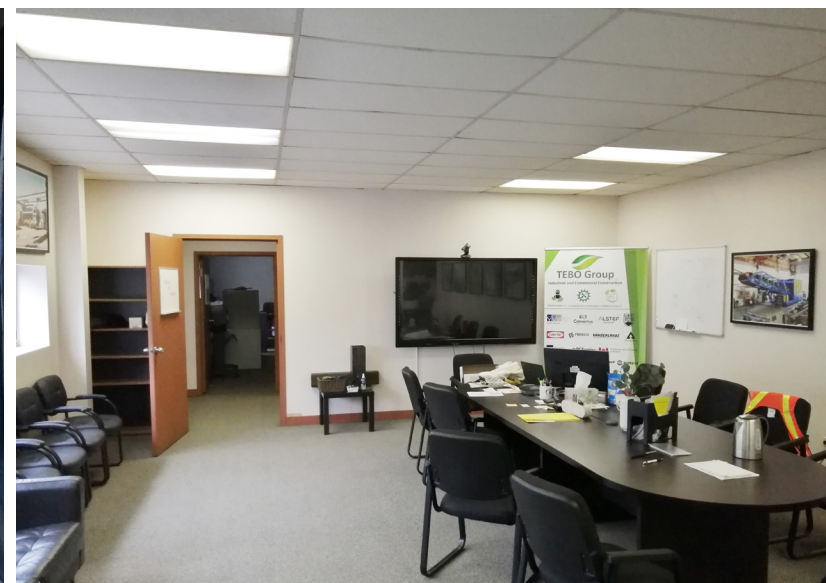


For Lease

DELTA INDUSTRIAL CENTRE

8086 Alexander Road, Delta, BC - Unit 102

8,350 SF Fabrication Shop with Yard



JOHN WEISS
Senior Associate
604 640 5865
john.weiss@cushwake.com

RON J EMERSON, CCIM
Personal Real Estate Corporation
Vice President
604 608 5921
ron.emerson@cushwake.com

 **CUSHMAN & WAKEFIELD**

For Lease

DELTA INDUSTRIAL CENTRE

8086 Alexander Road, Delta, BC - Unit 102

LOCATION

8086 Alexander Road, a contemporary 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 district is to provide for industrial uses, independent office uses and specified limited retail uses.

FEATURES

- Pre-engineered steel construction
- 600-volt 400-amp three phase power
- 16' x 18' grade-level overhead door
- Two 5-ton overhead cranes
- Excellent truck manoeuvring area
- Offices: T-bar ceilings, fluorescent lighting
- Private offices, a boardroom & kitchen area
- Ample parking
- Public transit available close by

AVAILABLE AREA

Main Floor

Warehouse/Shop	5,634 SF
Main Floor Offices	1,922 SF
Second Floor Office	794 SF
Total Available Area	8,350 SF

Included at no additional cost

Approximately 9,000 SF security fenced yard

ADDITIONAL RENT 2024

\$6.30/SF

LEASE RATE

Please contact Listing Agents

AVAILABILITY

Immediately



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

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

