

High Quality, Freestanding Warehouse & Office Facility

CBRE

FOR LEASE

10101 Nordel Court

DELTA, BC



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Lease Opportunity

CBRE Limited is pleased to present the rare and unique opportunity to lease **10101 Nordel Court**, a 54,274 SF freestanding warehouse and office facility, located in the heart of Delta, BC.

Situated within the Nordel Business Park, this prime location offers excellent access to major transportation routes, including: Hwy 91, Hwy 99, Hwy 17, the USA Border and DeltaPort. Being adjacent to the South Fraser Perimeter Road (Hwy 17), provides seamless connectivity for distribution and logistics operations. The area is an ideal location for businesses seeking optimal accessibility and strategic employment advantages.

**All information and measurements are approximate and should be verified by the Buyer.*

Property Details

Address	10101 Nordel Court Delta, BC	
Lease Rate	\$17.95 PSF per annum - Year 1	
Additional Rent	\$6.00 PSF per annum (2026 est.)	
Building Area	Warehouse	45,322 SF
	Storage / Display Area	2,356 SF
	Main Floor Office	2,172 SF
	Mezzanine Office & Lunchroom	4,424 SF
	Total	54,274 SF
Site Size	3.00 acres	
Availability	Immediate	
Zoning	I2 Medium Impact Industrial	

Property Photos



Property Features

 3 dock doors (additional doors possible)
1 oversized grade level loading door

 24' clear ceiling height in warehouse

 Extensive glazing & natural light in the office area

 Multiple private offices, reception and showroom / display area

 Office finishing to suit tenant needs

 Fully sprinklered

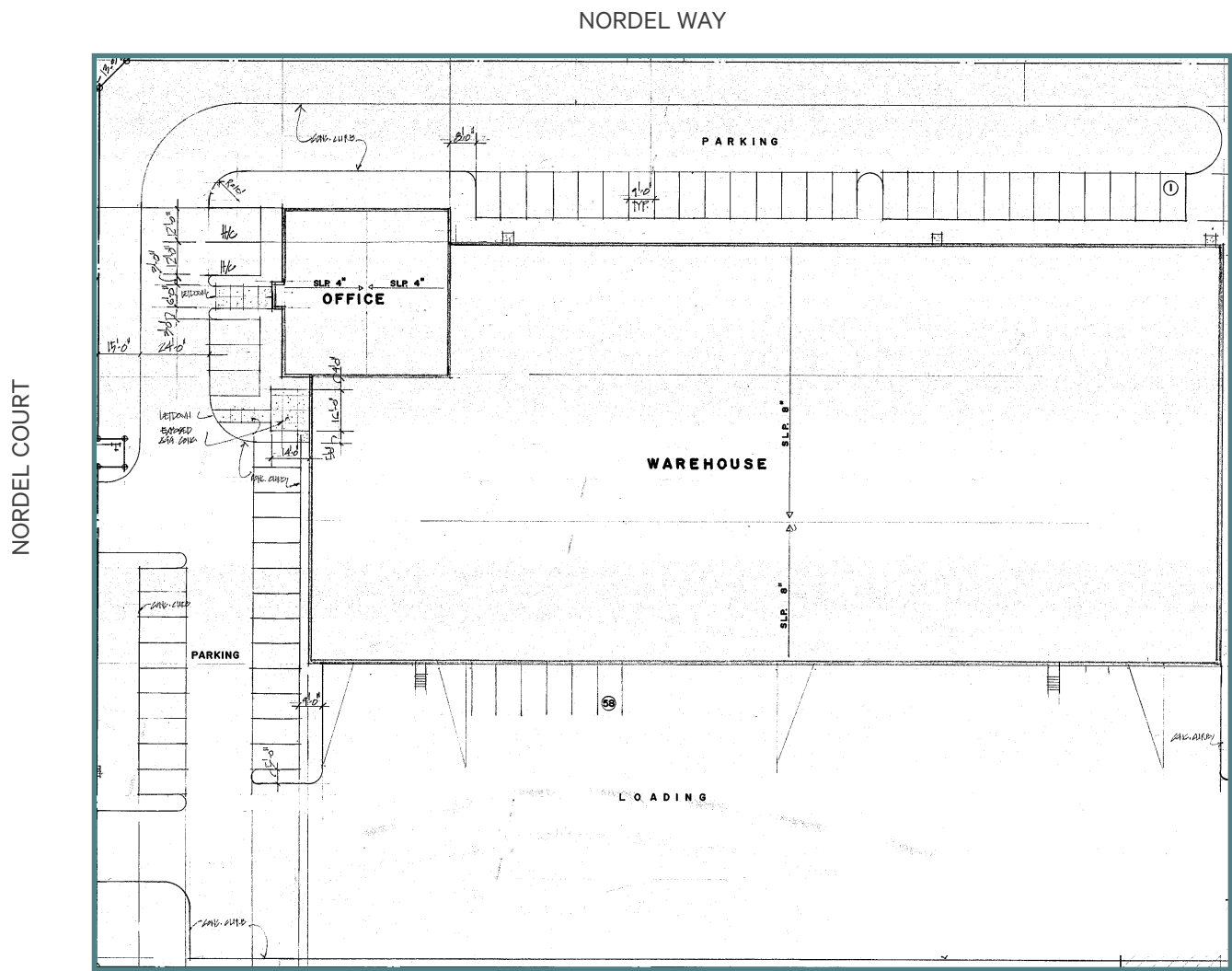
 1,200 amp / 600 volt electrical service

 Skylights & ceiling fans in warehouse

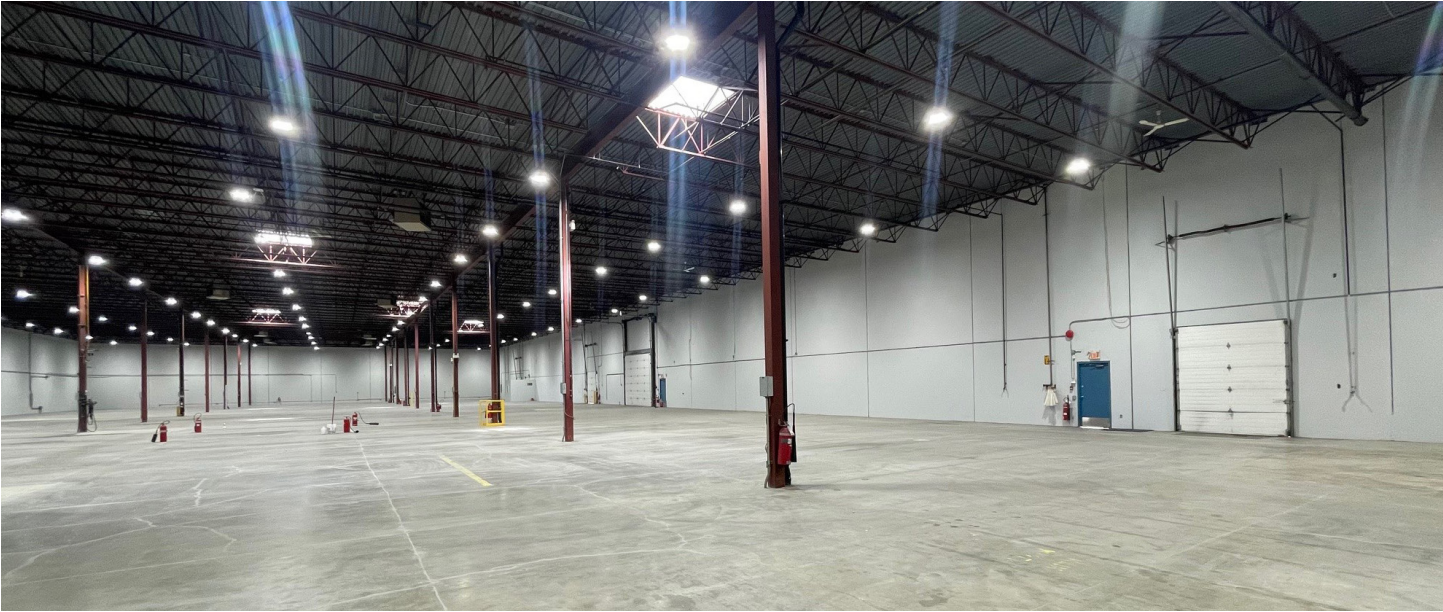
 New LED lighting in the warehouse

 Air makeup system and compressed air lines throughout

Site Plan



*NOT TO SCALE



10101

Nordel Court, Delta, BC

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