

FOR SALE OR LEASE



2,038 SF



9-8207 Swenson Way, Delta, BC

Located within the Nordel Business Park, this 2,038 SF industrial unit features a main floor and mezzanine, offers 20' ceiling height, a grade loading door, ample power supply and central air conditioning. Situated near major transportation routes, the property provides connectivity across Metro Vancouver. Upgraded with an alarm system and improved power infrastructure, this unit is move-in ready.

Don't miss this opportunity to elevate your business in a prime location.

Lisa Tabios

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Christina Scott

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RE/MAX 2000 Realty

103-15127 100 Ave

Surrey, BC V3R 0N9

604-583-2000

www.remax2000realty.com

FOR SALE

9-8207 Swenson Way, Delta, BC



KEY FEATURES

- Main floor reception area
- Ceiling Height: 20'
- Downstairs: Accessible bathroom (2pc)
- Upstairs: Kitchenette and 4pc bathroom (tub/shower combo)
- HVAC: Central A/C 5
- Ton Power: 600 amp 3 phase
- Upgraded alarm system
- Upgraded power
- Compressor available in warehouse
- Two (2) parking spaces + street parking
- One (1) grade loading door

Property Details

Legal Description

Strata Lot 9 District Lot 119 Group 2
New Westminster District Strata
Plan LMS1567 Together With An
Interest In The Common Property
In Proportion To The Unit
Entitlement Of The Strata Lot As
Shown On Form 1

PID

018-911-943

Floor Area

1st Floor: 1,488 SF

2nd Floor: 550 SF

Year Built

1994

Zoning

I-2 Medium Impact Industrial
Zone - This zone is intended for
low to medium impact industrial
uses and a limited range of
commercial and service
commercial uses.

Price

\$1,025,000

Strata Fees

\$300/month

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FOR LEASE

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Lease Details

Base Rent

\$19.50/SF

Additional Rent

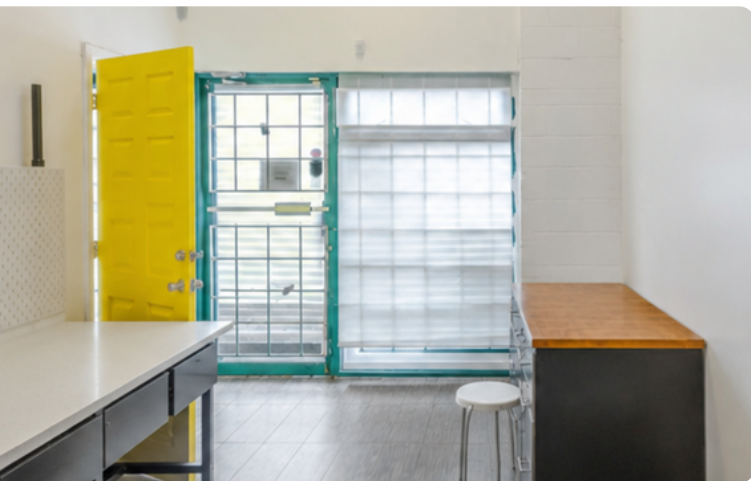
\$9.00/SF

Term

Term: 3-10 years

Available

30 days



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Floor Plan - 2,038 SF

1ST FLOOR: 1,488 SF



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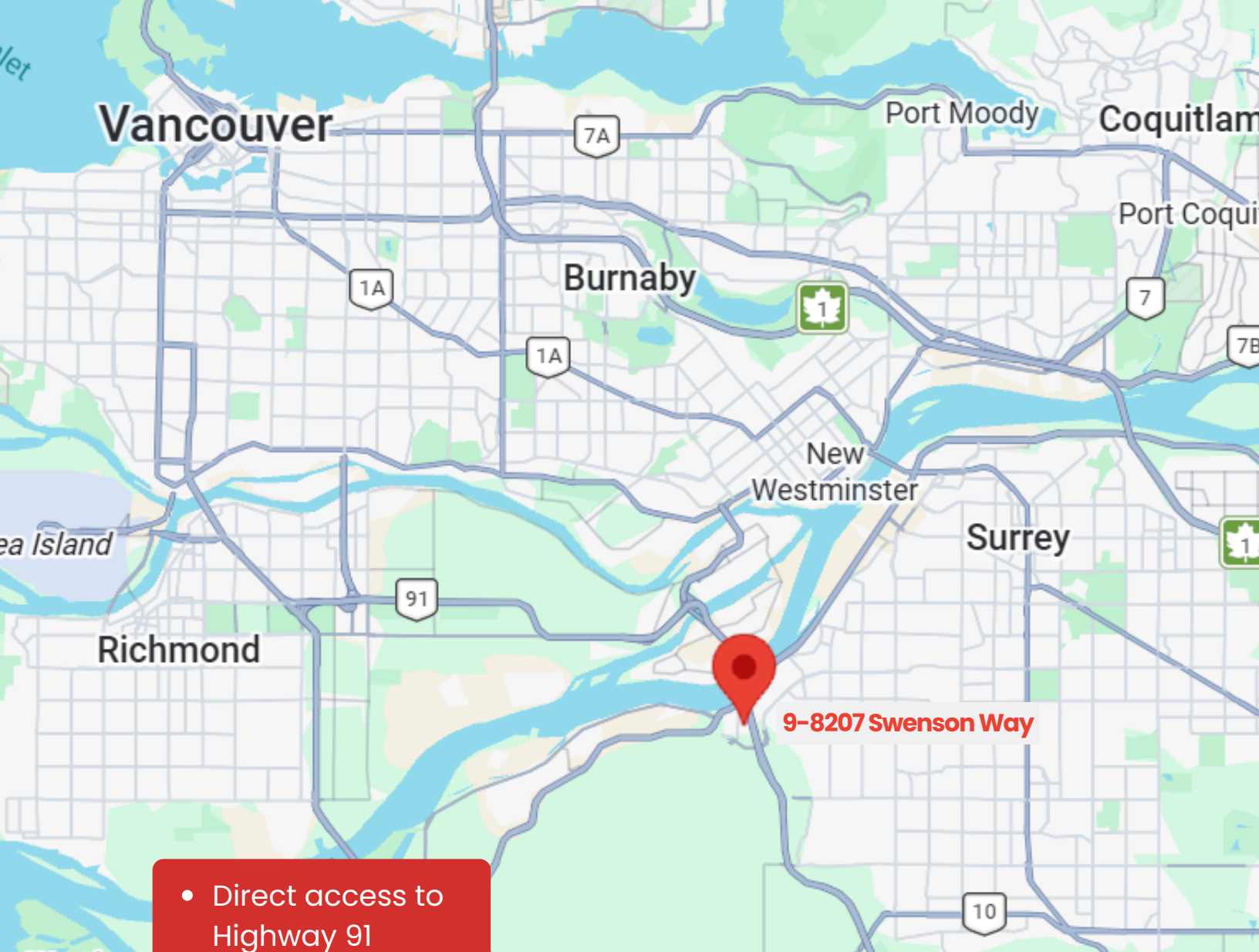
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- Direct access to Highway 91
- Minutes to YVR airport
- Central to Metro Vancouver logistics network

Contact Us

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