

14,726 SF Warehouse with Office For Sublease

Unit 120 - 9969 River Way, Delta

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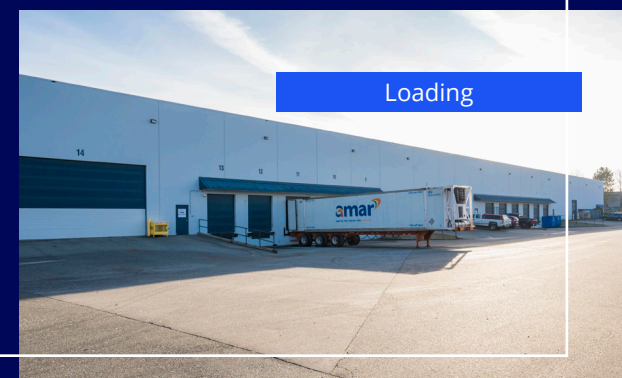
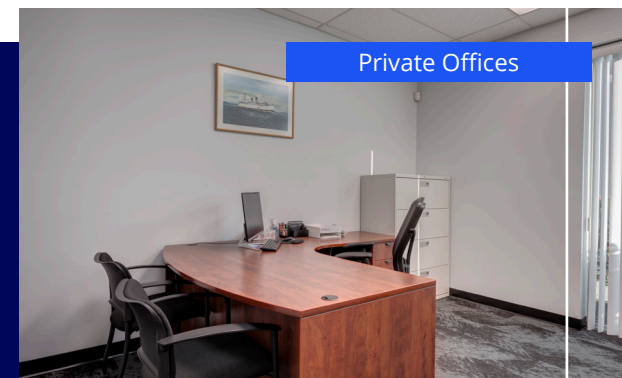


The Opportunity & Location

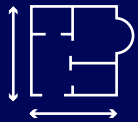
Unit 120 at 9969 River Way is strategically located in the heart of Delta, BC, offering excellent accessibility and convenience for businesses seeking prime industrial space. Situated just off major highways and arterial routes, this property benefits from seamless connections to the region's key transportation infrastructure, including quick access to Highway 17, the South Fraser Perimeter Road, and the Tsawwassen Ferry Terminal. This central location provides efficient links to Vancouver, Richmond, Surrey, and beyond, making it an ideal hub for logistics, distribution, and industrial operations.

The subject property is in close proximity to a variety of amenities. Public transit options are readily available, ensuring ease of commute for staff and visitors. The proximity to a large and growing population base further enhances the appeal of this location, providing a ready workforce for industrial and commercial enterprises.

With its central positioning, excellent transportation access, and proximity to essential amenities, 9969 River Way offers a prime location for businesses seeking a high-traffic, well-connected base of operations in Delta.



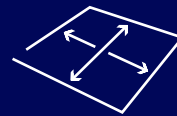
Property Highlights



Concrete tilt-up construction



Close to Transit



Efficient 35'9" wide x 66'8" deep column spacing



Available Immediately



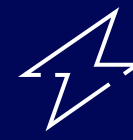
Secured rear gate



Fully sprinklered



Air conditioned office



3-phase power



Alex Fraser Bridge

SFPR

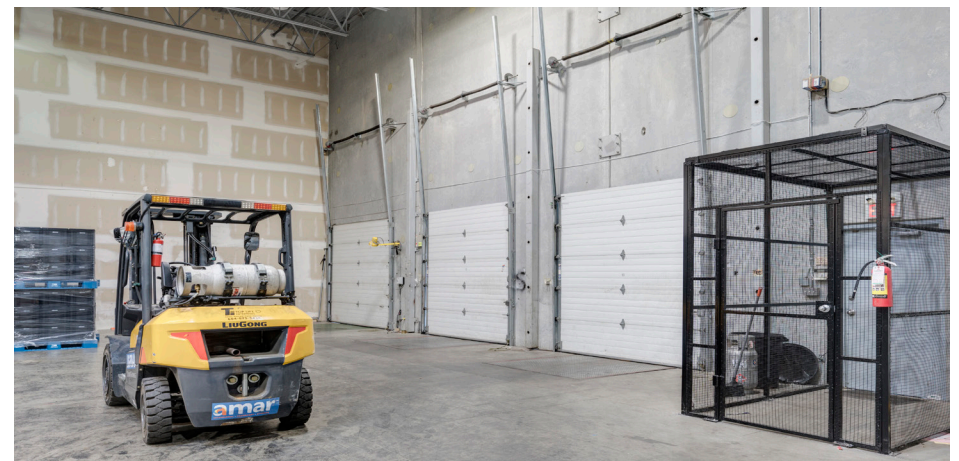
River Way

Nordel Way

Property Overview

Address	Unit 120 - 9969 River Way, Delta	
Zoning	I-2 (Heavy Industrial) permits a wide range of warehousing and manufacturing business.	
Available Area*	Warehouse	13,476 SF
	Office	1,250 SF
	Total	14,726 SF
Ceiling Height	26' clear	
Loading	Three (3) dock loading doors One (1) grade loading door	
Features	<ul style="list-style-type: none"> • Air conditioned office • Efficient 35'9" wide x 66'8" deep column spacing • Skylights in warehouse • Fully sprinklered • 3-phase power • Security gate 	
Availability	Immediate	
Term Expiry	October 31, 2027	
Sublease Rate	Contact Listing Agents	
Additional Rent	\$5.60 per SF (2025 estimate)	

* Areas are approximate and to be verified





FOR SUBLEASE

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