

For Lease

# 1638 Fosters Way

Delta, BC.



Location: 1638 Foster's Way Delta BC V3M 6S6

Leasing Contacts:

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## Offering Highlights

Fully new renovated office.

New office supplies

New A/C

24' clear ceiling height

- Well-maintained industrial space for lease in the highly sought-after Annacis Island area.

- This approximately 25,000 sq.ft. I-2 zoned property is ideal for Overseas warehouse, distribution, Logistics company or Manufacturing plant. Features include high ceilings, multiple grade and dock loading doors, 400 ample power supply, and 25 on-site parking.



- Convenient access to Highway 91 and major transportation routes.

- Flexible layout with warehouse and



## Location

- Located at the south end of Annacis Island, this freestanding building offers a central location with quick and easy access to major thoroughfares connecting the region.

- 10 mins to south Fraser perimeter Rd
- 23 min to YVR
- 25 min to US border
- 25 mins to Port Mann bridge
- 28 mins to Deltaport
- 34 mins to Downtown Vancouver





## Zoning

I-2 Medium Impact Industrial

## Available Area\*

Office 5,080 sf

Warehouse 19,400 sf

Mezzanine 500 sf

**Total area 24,980 sf**

**Lot: 1.206 Acres.**

Parking: 25

Year built: 1997

Clear Ceiling Ht: 24 ft

Docks: 2

Grade Door: 1

Available: start from now

## Asking Lease Rte

\$18.5 per SF, per annum

## Tax & Operating cost budget

\$5.5 per SF, per annum





Site Photo  
1638 Fosters Way

