

**AVISON  
YOUNG**

**For Lease**

**10238 Nordel Court**  
Delta, BC



Avison Young is pleased to present an opportunity to lease 24,189 sf of industrial and office space, with secured and paved yard area

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*\*Ron J. Emerson Personal Real Estate Corporation*

**Bryn Cartwright**, Associate Vice President  
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## Opportunity

Avison Young is pleased to present the opportunity to lease a highly functional industrial facility with secured outdoor storage in one of Delta's most strategic industrial locations. The property consists of a 21,266 sf industrial building and a 2,923 sf stand alone office building, totaling 24,189 sf on 1.499 acres. A paved, secure yard and efficient warehouse-to-office mix support a broad range of industrial users

## Location

Ideally positioned at the south end of the Alex Fraser Bridge with immediate access to Highway 17, Highway 91 and Highway 99 providing convenient access to the balance of Metro Vancouver. The property is also only 20 minutes to the Peace Arch Border Crossing, 15 minutes to Delta Port, 35 minutes to Downtown Vancouver and 20 minutes to YVR.

This strategic location offers central access, excellent regional connectivity, and proximity to key labour pools, with immediate access to the Lower Mainland's primary transportation network at the south end of the Alex Fraser Bridge.

## Property details

### ADDRESS

10238 Nordel Court, Delta

### PID

017-579-554

### LEGAL DESCRIPTION

LOT 4 DISTRICT LOT 119 AND 437 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP596

### ZONING

Medium Impact Industrial (I2)

### YEAR BUILT

1993

### LOT SIZE

1.499 acres  
\*Approximately 0.86 acres of covered storage area

### BUILDING AREA

Warehouse Building	21,266 sf
Office Building	2,923 sf
<b>Total</b>	<b>24,189 sf</b>

### ASKING RATE

\$19.25 psf, per annum

### ADDITIONAL RENT (2026)

\$8.20 psf, per annum

### AVAILABILITY

Please contact listing agent for details



## Property highlights

### OFFICE

- Three (3) private offices
- HVAC throughout office area
- Three (3) washrooms
- Kitchenette

### WAREHOUSE

- Four (4) 12' x 14' grade-level loading doors
- 24' clear ceiling heights
- Three (3) washrooms
- Kitchenette

### YARD AREA

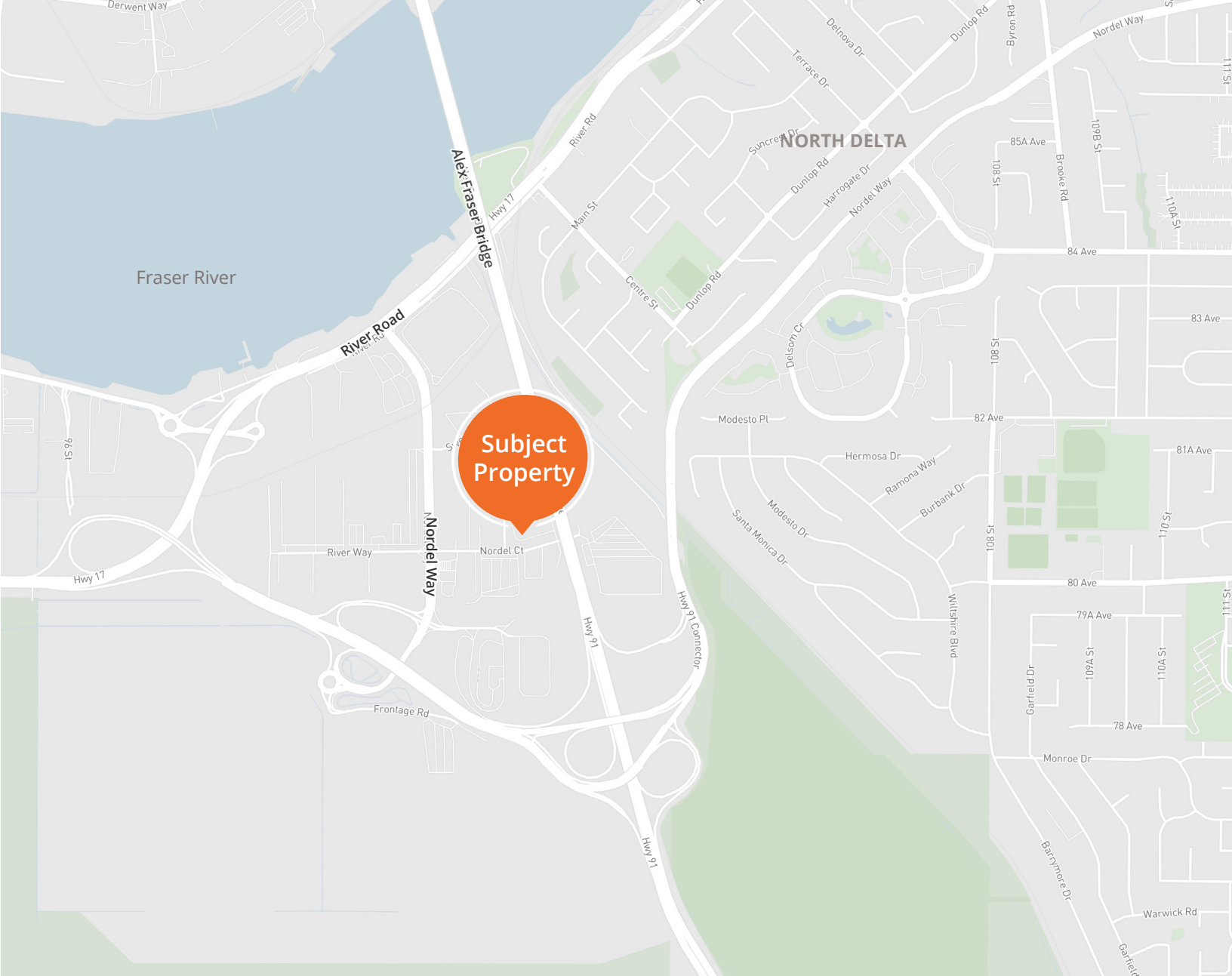
- Fully secured and paved yard area
- Approx. 0.86 acres of covered outdoor storage area



OFFICE BUILDING



COVERED STORAGE



## Drive Times

**04** minutes to Highway 17

**02** minutes to Highway 91

**11** minutes to Highway 99

**15** minutes to Delta Port

**20** minutes to YVR

**20** minutes to US-Canada Border

For more information or to book a tour, please contact:

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