

\$14.00 PSF Year 1 Introductory Rate

FOR LEASE

Full Fee to Tenant's Agents

**53,925 SF** Distribution Space  
with Additional Yard

600 Chester Road, Delta

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# End Cap 53,925 SF Unit

600 CHESTER ROAD, DELTA

Opportunity to lease 53,925 square feet, with the option to lease additional space in the facility if required. The end cap unit has ample loading, additional yard, and caters well to diverse logistical needs, whether for manufacturing, distribution or storage.

### Available Area\*

Mezzanine Office	5,051 SF
Ground Floor Office	2,583 SF
Warehouse	46,291 SF
<b>Total Area</b>	<b>53,925 SF</b>

### ASKING RATE

Contact agents

### ADDITIONAL RENT

**\$4.83/SF**

(plus 5% management on basic rent)

### Unbeatable Location

Annacis Island stands as a pivotal hub of industrial activity. Covering 1,200 acres along the Fraser River, its strategic positioning offers convenient access to major transportation routes, notably Highways 91 and 17. This accessibility facilitates the efficient movement of goods, enhancing the island’s significance as a logistical center.

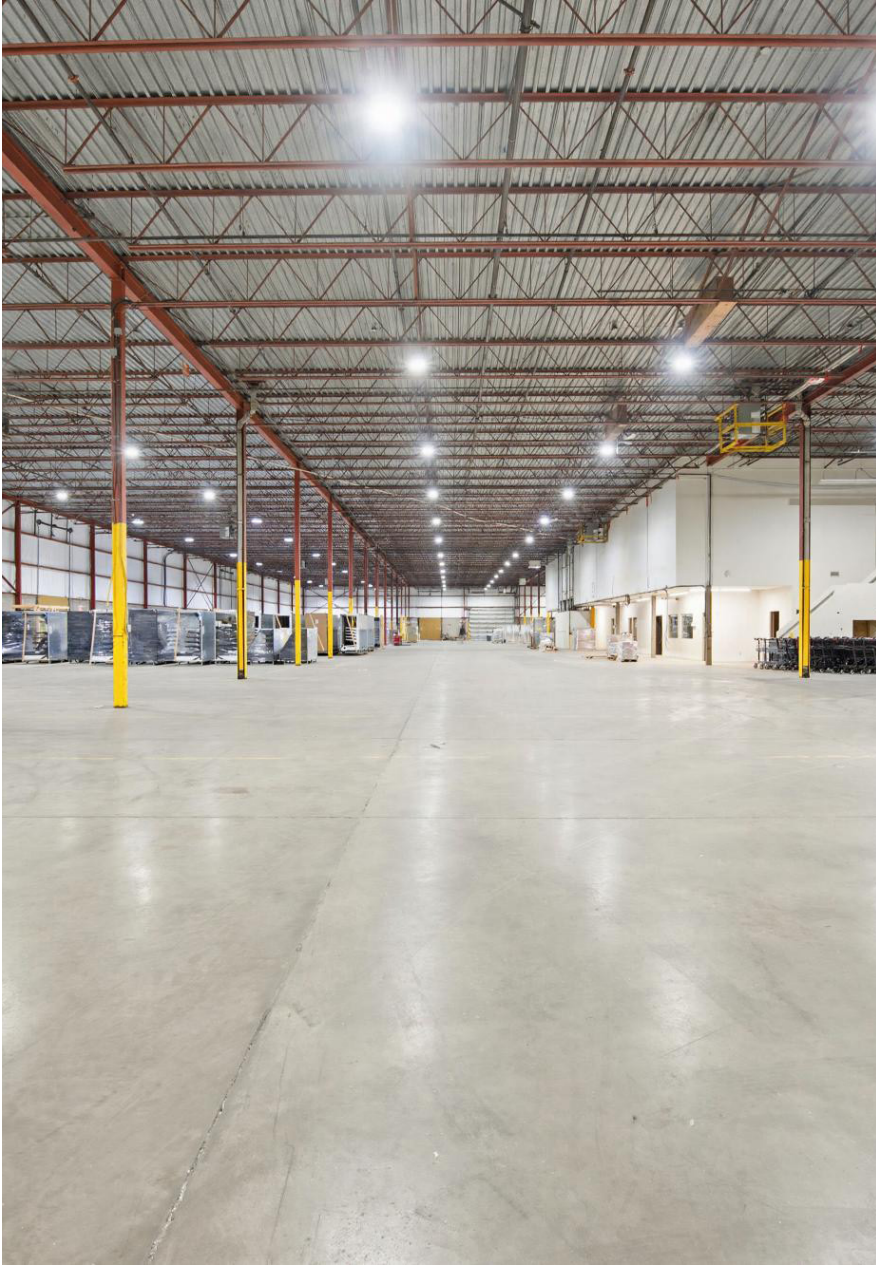
Major tenants in the area include Gordon Food Services, CJ Logistics, Pepsi, and Trail Appliances.

### Property Highlights

-  ±132,342 SF Freestanding Industrial/Flex Building
-  Ample On-Site Parking
-  Overhead Gas Fired Unit Heaters
-  One (1) Oversized Grade Door
-  Five (5) Dock Doors
-  22’ Clear Ceiling Height
-  HVAC in office area
-  Approximately 1 Acre Of Yard Space
-  Immediate Access to Annacis and Hwy 17 Freeways



# Interior Images





For more information, contact:

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