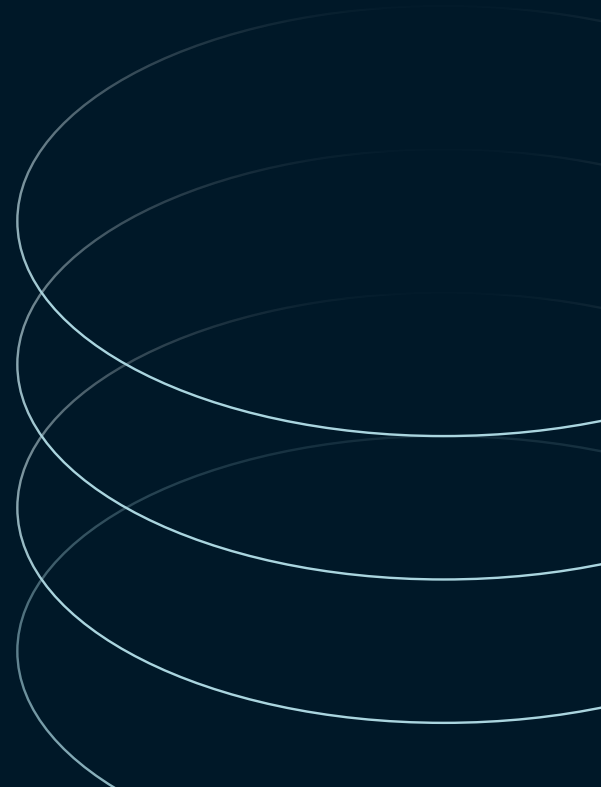
 **JLL** SEE A BRIGHTER WAY

For lease

#110 - 7490 MacDonald Road
Delta BC

7,398 SF of office & warehouse space with
dock and grade loading





Lease Rate:
\$25.00 PSF gross



Loading:
1 dock and 1 grade loading doors



Operating Costs & Taxes:
Contact Listing Agents



Zoning:
I2 (Heavy Industrial) permitting a wide range of industrial uses



Available:
June 30, 2026



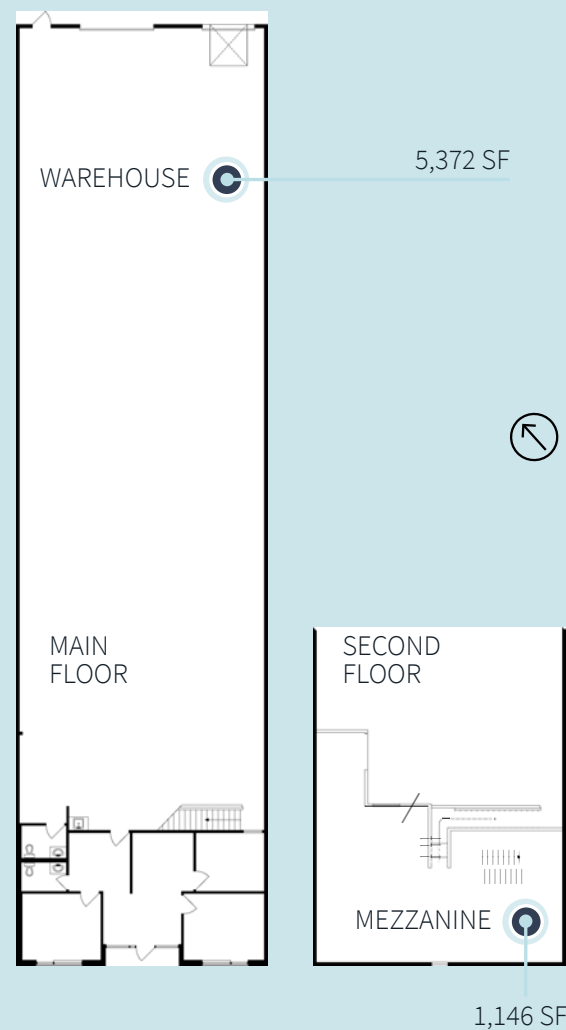
Ceiling Heights:
24' clear ceiling height

Location

Conveniently located on MacDonald Road in RiverPointe Business Park just north of the intersection of 68 Avenue and River Road. This location provides easy access to major arterial routes including Highway 99 and Highway 91, which connects the business park to surrounding municipalities of Richmond, Vancouver and Burnaby. The Canada/US Border, YVR, the Tsawwassen Ferry Terminal and the container port at Robert Banks are within 30 minutes from the subject property.

Available Area

Ground Floor Office	880 SF
Structural Mezzanine	1,146 SF
Warehouse	5,372 SF
TOTAL AREA	7,398 SF



Highlights

- ✓ 3-phase electrical power
- ✓ Concrete tilt-up construction built by Beedie
- ✓ Fully sprinklered throughout
- ✓ Forced air heater
- ✓ 10 tonne crane





For more information, please contact:

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