

FOR LEASE > DISTRIBUTION FACILITY WITH FREEZER & COOLER



# Annacis Business Park

622 CHESTER ROAD, DELTA, BC



## Opportunity

The building is centrally located at the entrance of Annacis Business Park, with exposure to Chester Road and quick freeway access. The Park is located in the centre of the Lower Mainland and caters to distribution, manufacturing, and office users. The Alex Fraser Bridge provides easy access to Surrey, Delta, and the US Border. Richmond, Burnaby, and Vancouver are also just minutes away via Highway 91.

## Building Amenities

- > One (1) dock level loading door with levelers
- > 22' clear ceiling height
- > Sprinklered
- > Walk-in freezer and cooler
- > Ample parking
- > Two (2) 2-piece washrooms
- > Reception area
- > One (1) private office
- > Lunchroom

## Net Rent

\$8.50 per square foot

## Additional Rent

\$4.54 per square foot (2014 estimate)

## Contact Us

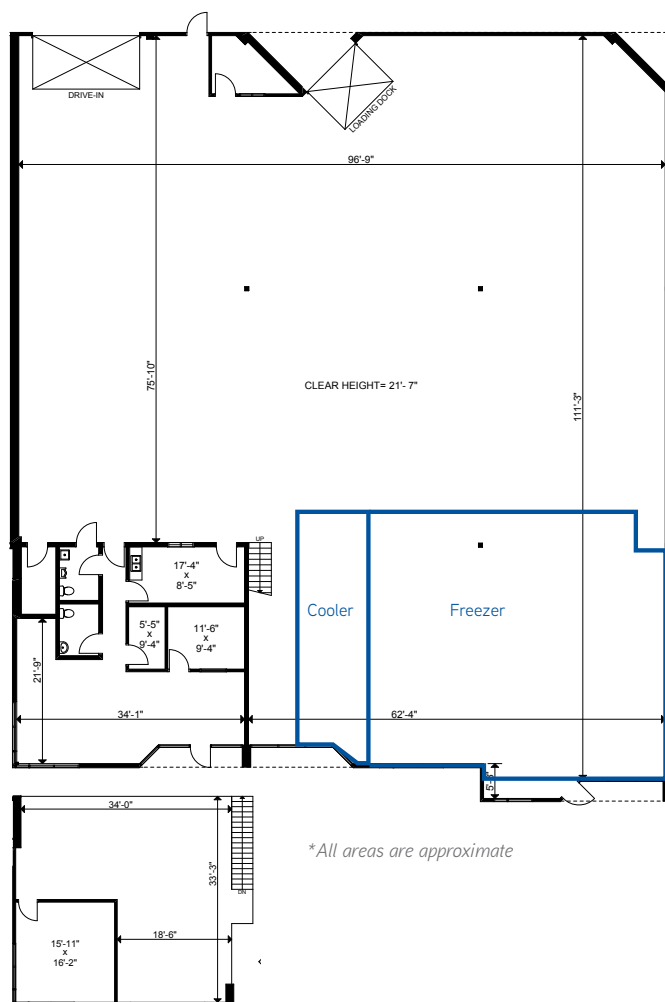
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## Available Area > 622 Chester Road, Delta

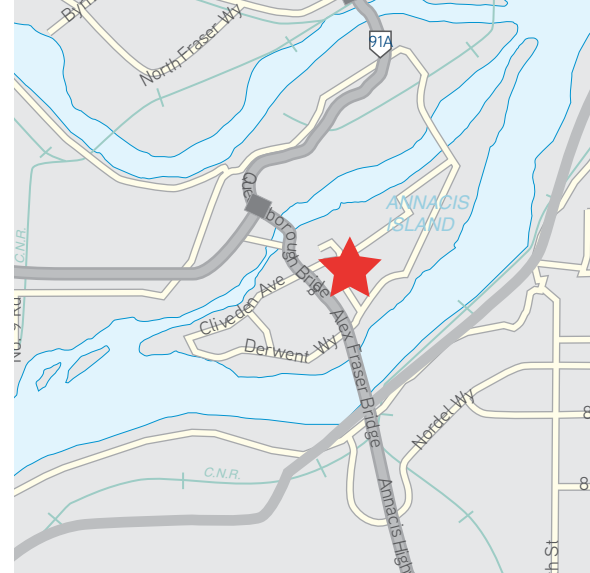
Ground Floor Office	1,126 SF
Mezzanine	1,260 SF
Freezer	1,641 SF
Cooler	261 SF
Warehouse	7,682 SF
<b>Total Area</b>	<b>11,970 SF</b>

## Site Plan\*



\*All areas are approximate

### MEZZANINE



## Contact Us

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