

669

RIDLEY PLACE
DELTA, BC

UNIT 101-104

23,319 SF

WAREHOUSE & OFFICE
SPACE WITH
EIGHT (8) DOCK DOORS

UNIT 201-202

9,115 SF

WAREHOUSE & OFFICE
SPACE WITH
THREE (3) DOCK DOORS

FOR LEASE



Highlights



LEASE RATE
\$18.50 PSF



ADDITIONAL RENT
\$5.54 PSF
+5% management fee



AVAILABLE
December 1, 2025



CEILING HEIGHT
24'



LOADING
Three (3) dock doors



POWER
Heavy 3-phase



LIGHTING
Energy efficient lighting



OFFICE AREAS
Fully finished



PARKING
Abundant parking



BUILDING
Modern building with river views



LANDLORD
Tenant focused landlord



Floor Plan

Unit 201-202



Warehouse
7,271 SF
Office
1,844 SF
Total
9,115 SF



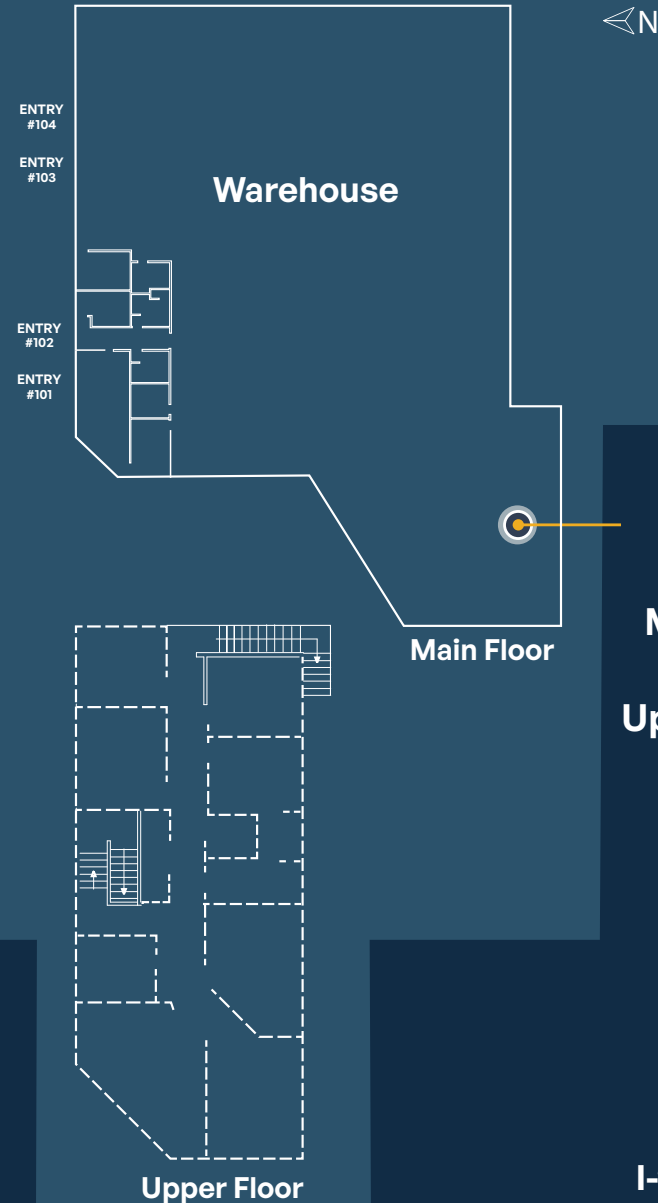
Zoning
I-2 Heavy Industrial

Zoning allows for manufacturing, distribution, assembly, storage, warehousing and most other industrial uses.

* All measurements are approximate and must be verified by the Tenant.

Floor Plan

Unit 101-104



Warehouse
19,593 SF
Main Floor Office
1,828 SF
Upper Floor Office
1,898 SF
Total
23,319 SF



Zoning
I-2 Heavy Industrial

Zoning allows for manufacturing, distribution, assembly, storage, warehousing and most other industrial uses.



Location

The property offers excellent access being strategically located in Annacis Business Park. Located in the centre of the Lower Mainland, Annacis Island is considered a premier distribution centre due to its location and accessibility to all municipalities. Highway 91 and Highway 99 provide easy access to all Greater Vancouver regions and southwards to the USA.



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