



Units 3C & 6A - 460 - 464 Fraserview Place, Delta

FOR LEASE: Two Units Remaining
from **1,800 to 11,186 SF** with Dock
& Grade Loading

Flexible opportunities with a variety of warehouse availabilities including
small administration offices.

Accelerating success.

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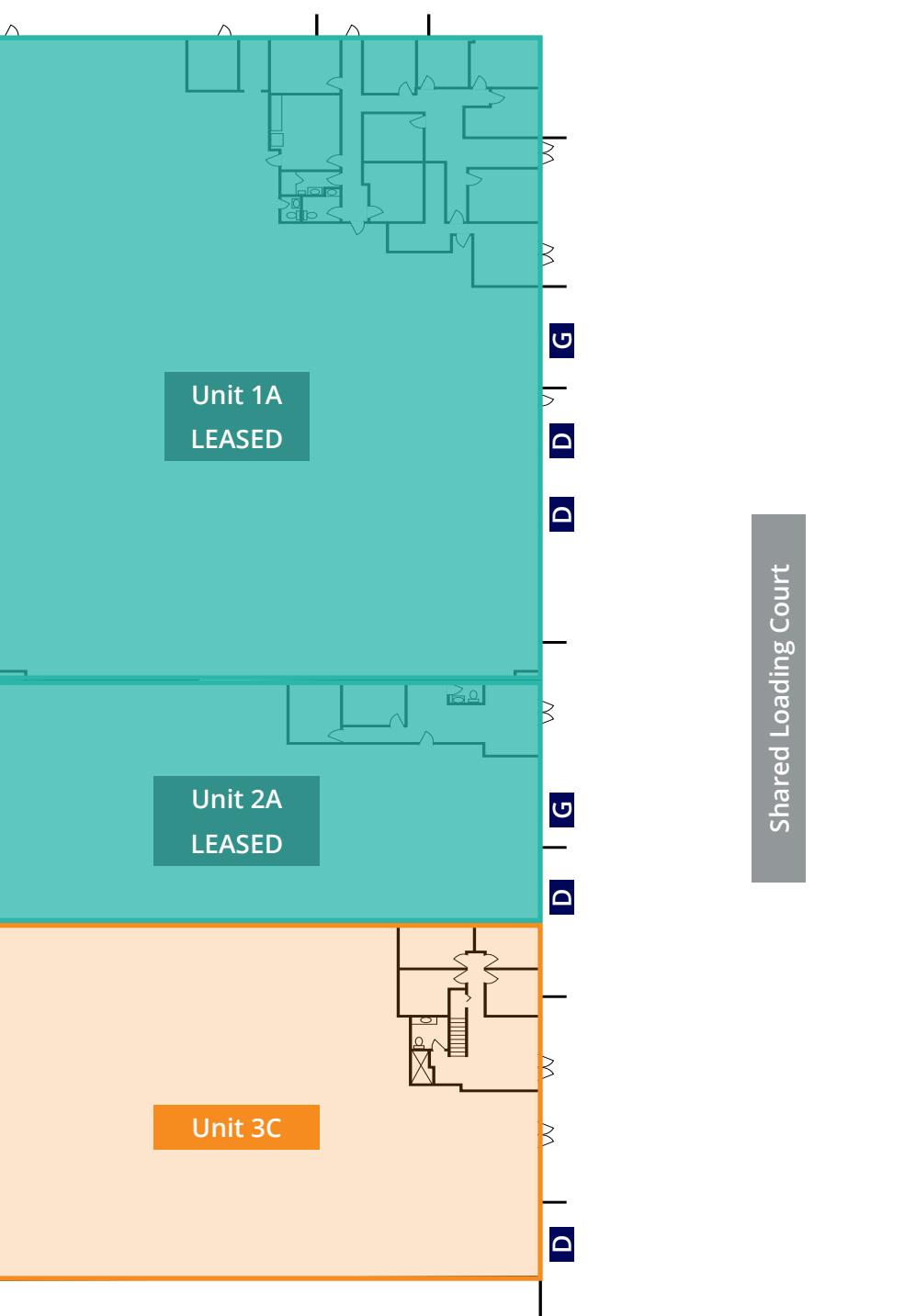
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Unit Breakdown*

464 Fraserview Place

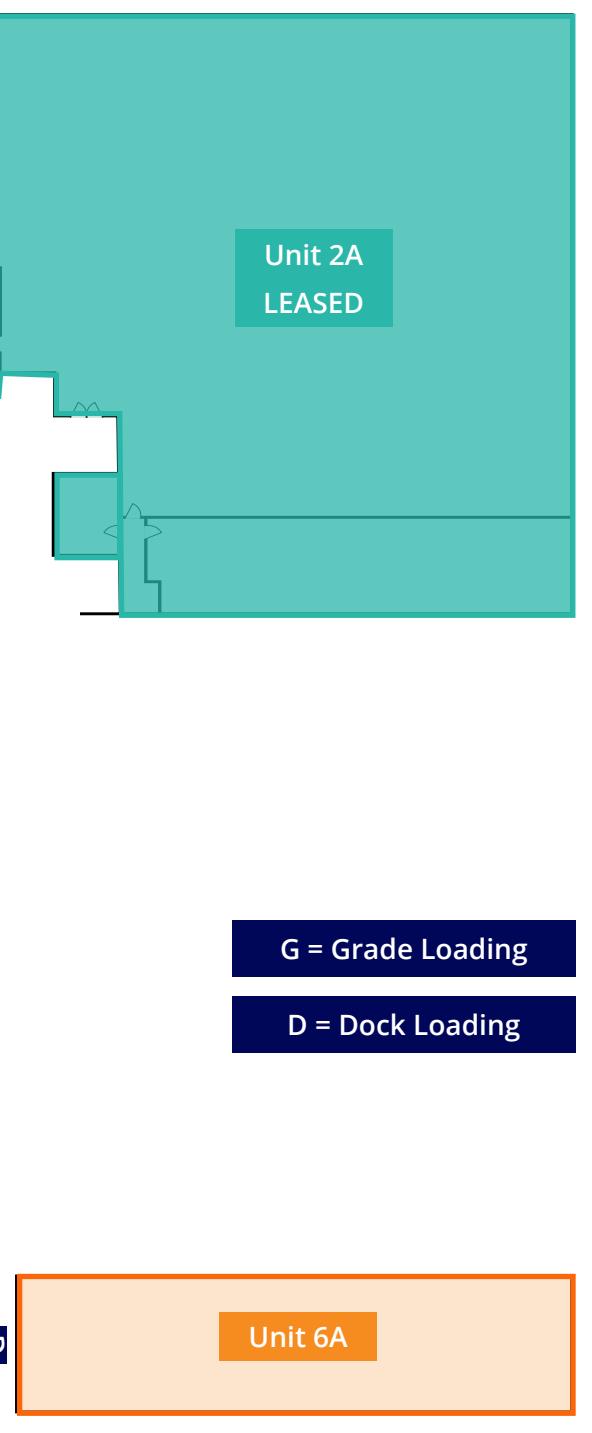
Unit 1A: LEASED



Unit Breakdown*

460 Fraserview Place

Unit 2A: LEASED



Opportunity & Location

This secured multi-tenant complex offers two remaining unit size availabilities being 9,386 SF & 1,800 SF or a combination of both to achieve up to 11,186 SF.

All units are separately demised but can be combined with existing demising wall cut-throughs. There is a combination of dock and grade loading in the complex, with ample loading room accommodating most vehicle sizes.

The subject property is located south of Derwent Way, adjacent to the Fraserview cul-de-sac. This central Annacis Island location provides excellent accessibility to all areas of the Lower Mainland, including convenient access to the South Fraser Perimeter Road (Highway 17) via the Alex Fraser Bridge.

Asking Rate

\$18.50 per SF

Additional Rent

\$5.34/SF including management fee



Features

- 24' clear ceiling height in the warehouse
- Quality small-scale office improvements
- Fully sprinklered
- Gated and secured loading court and parking area
- Professionally managed with a PM office within the complex
- Vacant and available for immediate access

Loading

One (1) dock loading door
One (1) grade loading door
Potential to add another grade loading door

Zoning

I-2 Heavy Industrial: This zone is intended to accommodate a variety of industrial uses, including manufacturing, warehouse, wholesale, and distribution.

Power

Ability to combine power services to certain heavy manufacturing uses



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