

INDUSTRIAL STRATA FOR LEASE

UNITS 123 & 223 8275-92 STREET, LADNER, B.C., V4G-0A4

GREAT LOCATION

UNITS 123 & 223 8275-92 STREET, LADNER, B.C., V4G-0A4



The information contained herein has been obtained from reliable sources and is believed to be accurate but not guaranteed. Buyer to verify all information.

“Investments...that make sense.”

Salem Cherkaoui

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INDUSTRIAL STRATA FOR LEASE

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BASIC LEASE RATE

\$20 p.s.f.

LOCATION

Part of the Buckingham Industrial Estates and located in the Tilbury Industrial Park neighborhood in Ladner with proximity to major arteries of Hwy 91, Hwy 99 and Hwy 17. Convenient location connecting the Delta Port, Vancouver International Airport and Canada/US Border, all within minutes from this location.



FEATURES

- Grade level loading door.
- Bright full glass window office space.
- One Bathroom on each floor.
- Excellent exposure and location.
- Racking system maybe negotiated to stay.
- Available March 01, 2024

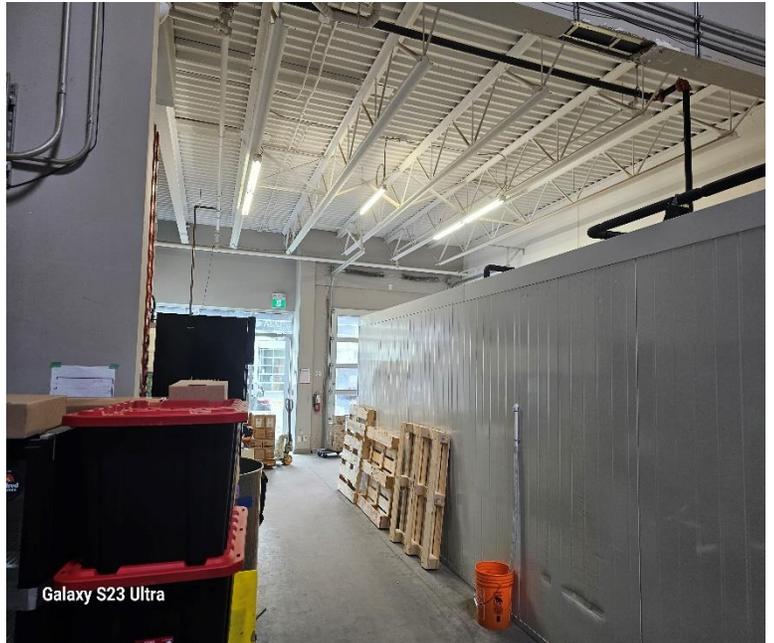
ADDITIONAL RENT Estimated \$6.00 psf (2024)

Includes;

- Strata Fees
- Property taxes.
- Property Management

ADDITIONAL FEATURES

- 120/208V 3Phase/ 4 Wire Meter.
- Forced Air Heater.
- Ide range of permitted uses as per I-2 zoning.
- One grade level loading door.



ZONING

I 2 Medium Impact Industrial zoning permitting a wide range of uses.

SIZES

Ground Warehouse Area; 2,158 sq. ft. ceiling height 16' – 26'
Upper Office Area; 1,174 sq. ft. ceiling height 10'
Total leasable area ; 3,332 sq. ft.

PARKING

3 Designated parking stalls.
Plus, Visitor parking.

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