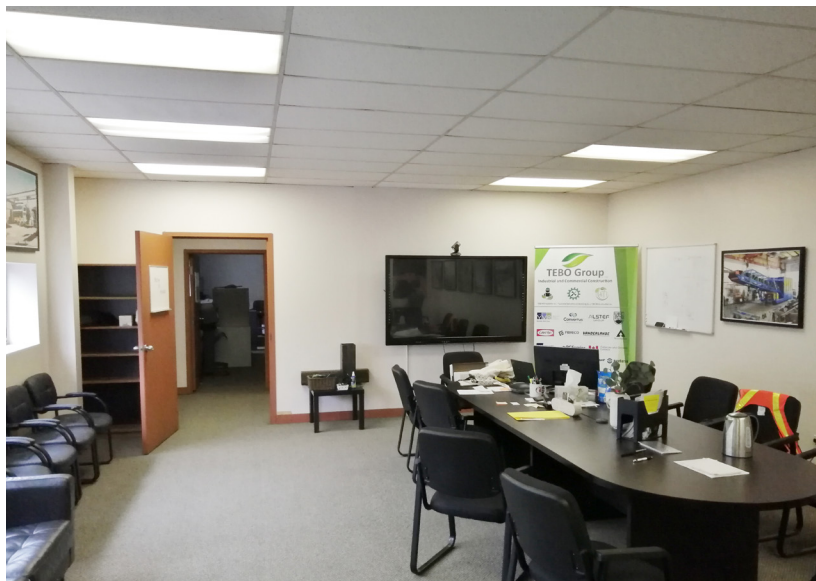


For Lease

# DELTA INDUSTRIAL CENTRE

8086 Alexander Road, Delta, BC - Unit 102

8,350 SF Fabrication Shop with Yard



**JOHN WEISS**

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# DELTA INDUSTRIAL CENTRE

8086 Alexander Road, Delta, BC - Unit 102

## LOCATION

8086 Alexander Road, a contemporary building strategically located in Delta Industrial Centre, which has established itself as one of the premier industrial parks in the Greater Vancouver area. This high quality efficiently designed building offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border.

## ZONING

I2 Medium Impact Industrial Zoning. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.

## FEATURES

- Pre-engineered steel construction
- 600-volt 400-amp three phase power
- 16' x 18' grade-level overhead door
- Two 5-ton overhead cranes
- Excellent truck manoeuvring area
- Offices: T-bar ceilings, fluorescent lighting
- Private offices, a boardroom & kitchen area
- Ample parking
- Public transit available close by

## AVAILABLE AREA

### Main Floor

Warehouse/Shop	5,634 SF
Main Floor Offices	1,922 SF
Mezzanine Office	794 SF
<b>Total Available Area</b>	<b>8,350 SF</b>

### Included at no additional cost

9,700 SF security fenced yard

## ADDITIONAL RENT

\$6.30/SF

## LEASE RATE

Please contact Listing Agents

## AVAILABILITY

Within 90 Days



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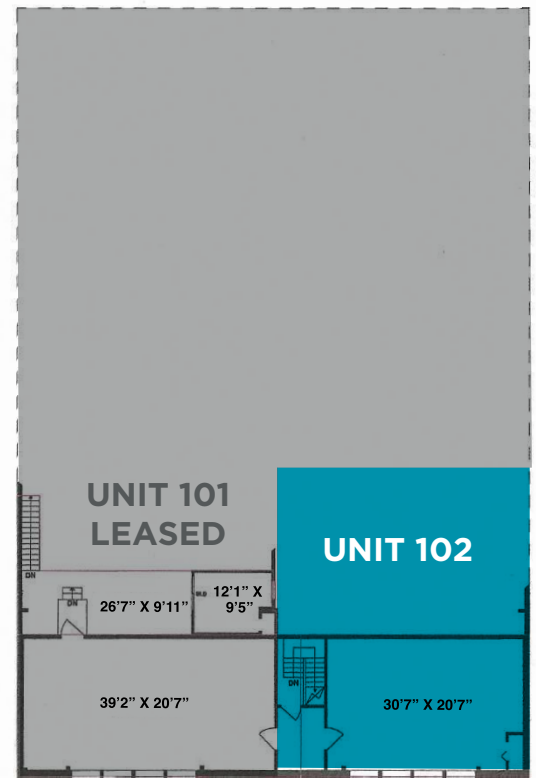
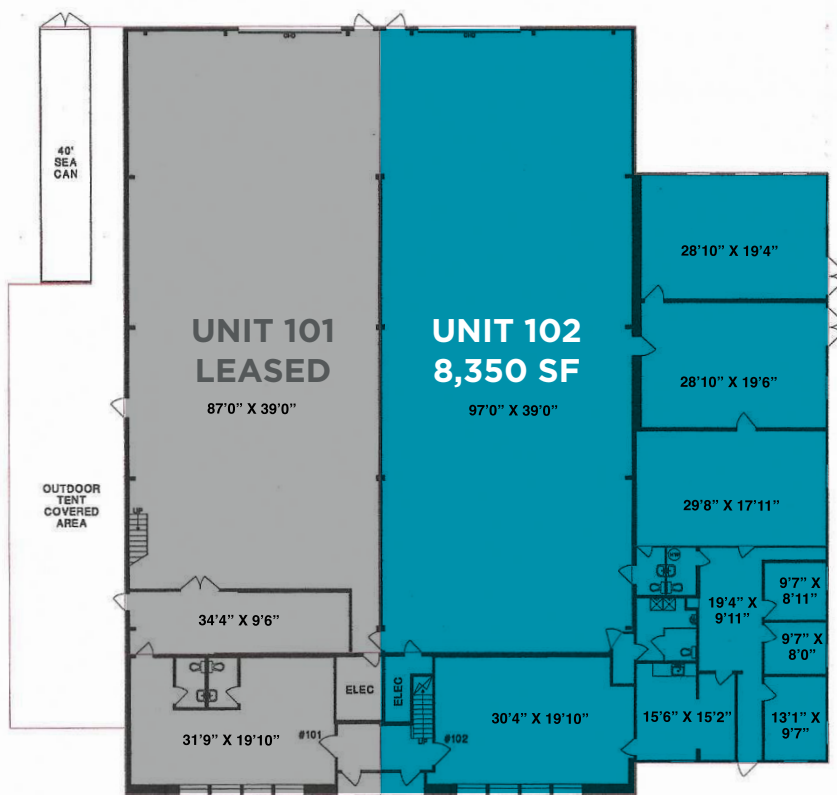


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## FLOORPLAN



1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

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