



#9 - 8207 Swenson Way | Delta, BC

FOR LEASE | Industrial Space at Nordel Business Park

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#9 - 8207 Swenson Way

Delta, BC

Opportunity

Discover unparalleled business potential at 9-8207 Swenson Way, Delta, BC, located within the prestigious Nordel Business Park. This exceptional 2,054 square foot industrial unit, featuring a spacious main floor and mezzanine, offers everything your business needs with 20' ceiling height, a grade loading door, ample power supply, and central air conditioning. Conveniently situated near major transportation routes, this property ensures excellent connectivity across Metro Vancouver. Recently upgraded with new paint, an enhanced alarm system, and improved power infrastructure, this unit is move-in ready and tailored for immediate occupancy. Don't miss this opportunity to elevate your business in a prime location.

Location

Located in the prestigious Nordel Business Park ideally situated at the south end of the Alex Fraser Bridge in North Delta. Access to the four-lane South Fraser Perimeter Highway is less than two minutes away offering excellent access to all important business locations in Metro Vancouver.

Features

- ▶ Main Floor Reception Area
- ▶ Ceiling Height: 20'
- ▶ Grade Loading Door: 1
- ▶ Downstairs: Accessible Bathroom (2pc)
- ▶ Upstairs: Kitchenette and 4pc Bathroom (Tub/Shower combo)
- ▶ HVAC: Central A/C 5 Ton
- ▶ Power: 600 Amp 3 Phase
- ▶ Upgraded alarm system
- ▶ New Paint
- ▶ Upgraded power
- ▶ Compressor available in warehouse for tenants use



Property Details

Legal Description

Strata Lot 9 District Lot 119 Group 2
New Westminster District Strata Plan
LMS1567 Together With An Interest In
The Common Property In Proportion
To The Unit Entitlement Of The Strata
Lot As Shown On Form 1

PID

018-911-943

Unit Size (approx.)

Main Floor	1,554 SF
Mezzanine	500 SF
Total	2,054 SF

**Tenants to verify*

Base Rent

Contact agents

Additional Rent

\$8.00/SF (2024 estimate)

Parking

2 stalls

Year Built

1994

Zoning

I-2 Medium Impact Industrial Zone
- This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.

Occupancy

Immediately with 30 Days Notice



NEW WESTMINSTER
20-MIN DRIVE

SURREY
15-MIN DRIVE

8207
SWENSON

**ESSO &
TIM HORTONS**

LANGLEY
35-MIN DRIVE

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