

## Executive Box Hangars & Office Space for Lease

7410 Ottawa Street,  
Boundary Bay Airport, Delta, BC



**JT Lee**

Personal Real Estate Corporation

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RE/MAX Crest Realty  
3215 MacDonald Street  
Vancouver BC V6L 2N2

## BUILDING FEATURES

- Engineered steel construction with metal cladding
- Insulated walls and ceilings
- LED lighting
- Epoxy floor in hangars
- Forced air heaters in hangars
- Ceiling fan in hangars
- Washroom in each unit
- Schweiss bifold hangar doors
- 120/208 volt, 100 amp panel
- Hangar Bays 1 & 2 have a 8' x 14' roll up door
- Offices are in shell condition
- Telus Fibre Optic throughout building
- Fenced perimeter with gated access

## AREA & LEASE RATE

### HANGAR

BAY	UNIT SIZE	LEASE RATE	DOOR
1	5,508 sq. ft. (94' w x 60')	LEASED	60' x 20'
2	5,466 sq. ft. (94' w x 60')	LEASED	60' x 20'
3	4,281 sq. ft. (71'-3" w x 60')	LEASED	55' x 18'
4	4,282 sq. ft. (71'-3" w x 60')	call JT Lee	55' x 18'
5	3,919 sq. ft. (64'-6" w x 60')	SOLD	50' x 18'
6	3,965 sq. ft. (64'-6" w x 60')	LEASED	50' x 18'
7	11,845 sq. ft.	SOLD	80' x 22'
8	2,999 sq. ft. (66'-6" w x 45')	LEASED	50' x 18'

### OFFICE

UNIT	AREA	LEASE RATE
101	1,292 sq. ft.	LEASED
102	1,140 sq. ft.	call JT Lee - available 30 days notice
201	1,131 sq. ft.	LEASED
202	1,131 sq. ft.	call JT Lee - available March 15, 2021

## OPERATING COSTS

\$3.86 per sq. ft.

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