



Freestanding Industrial Building for Lease

4191 - 104 Street, Delta



JT Lee

Personal Real Estate Corporation

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RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5

LOCATION

This property is located in the Ladner area of Delta and backs on to the Delta Heritage Airpark. This central location allows for easy access to Highway 99, Highway 91, Highway 17 (South Fraser Perimeter Road) and Highway 15 (Pacific Highway).

BUILDING FEATURES (*1)

- 14' ceiling height in warehouse
- 9' ceiling height in front workshop area
- 8' ceiling height in front workshop area
- 120/240 volt single phase power
- 38'-11" wide x 13'-5" high sliding door
- Interior walls and ceiling painted white
- Washroom with shower

ZONING

I1: Low Impact Industrial Zone

BUILDING AREA (*1)

Warehouse area	2,290 sq. ft.
Ground floor office	682 sq. ft.
Front workshop area	594 sq. ft.
Side workshop area	869 sq. ft.
TOTAL AREA	4,435 sq. ft.

LOT SIZE

0.298 acres

POSSESSION

Immediate

LEASE RATE

Marketing Incentive - 1st year @ \$14.00 per sq. ft. or \$5,174.17 per month
\$16.50 per sq. ft. or \$6,098.13 per month

OPERATING COSTS

\$2,300.00 per month

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(*1) Building measurements from See Virtual Marketing & Photography. Owner is unaware if all improvements were completed with building permits.

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