

FOR LEASE

UNIT 150

10050 RIVER WAY
DELTA, BC

AVAILABLE AREA:
30,448 SF

Developed & Managed by

Beedie/

Marketed by

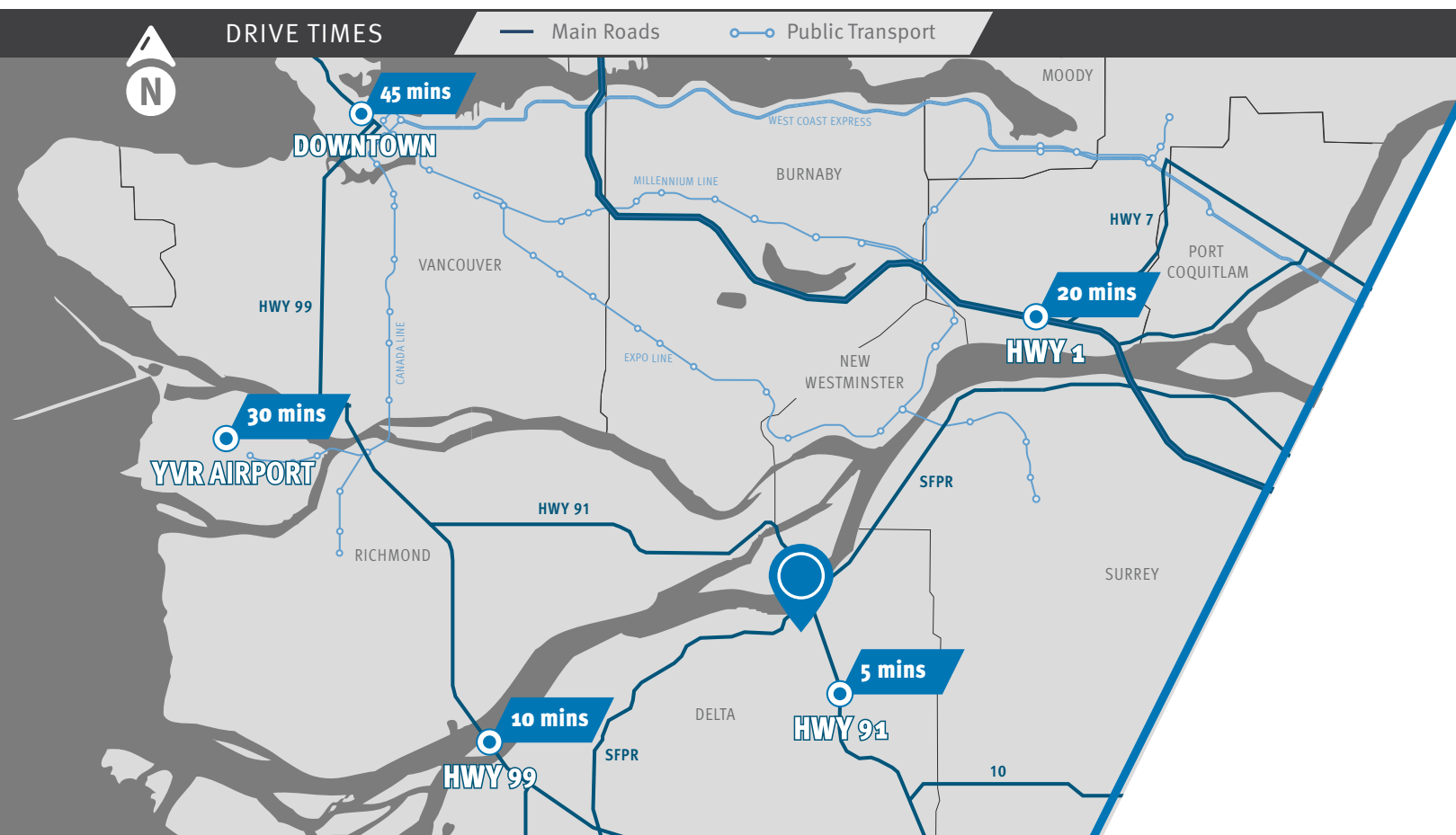
 **JLL**

Unit 150 10050 River Way

Delta, BC

OPPORTUNITY

We are pleased to offer the rare opportunity to lease a high quality warehouse/office space situated on the corner of Nordel Way and River Way. The building features quality office improvements, 26' clear ceiling heights, 4 dock and 1 grade loading door and excellent curb appeal with great exposure.



LOCATION

The building is situated on the south west corner of Nordel Way and River Way in the Nordel Way Business park, North Delta. The Nordel Way Business Park is ideally located for easy access to the lower mainland and the US border via Highway 91, which links to Highway 99 and the east/west connector. This location will be located within close proximity to the South Perimeter Road Project currently under construction. National and international companies such as Avcorp Industries, Delta Building Products, Seaside Paper Products and Helley Hansen (Canada) Ltd. are just a few of the companies who attest to the locational advantages and exposure of this area. The property is within walking distance of several amenities including Tim Hortons, Subway and Burger King.

BUILDING FEATURES

CEILING HEIGHT
26' clear

SPRINKLERS
ESFR

COLUMN SPACING
38' x 68'

POWER
600V 200A 3P

CORNER UNIT
High exposure corner unit

LIGHTING
LED lighting in office and warehouse space

OFFICE
Attractive office with HVAC

LOADING
4 dock doors
1 grade door

ON-SITE FEATURES
kitchenette and shippers office in the warehouse



AVAILABLE FOR OCCUPANCY

Unit 140 - **LEASED**
Unit 150 - Immediate



ZONING

Medium impact industrial



ADDITIONAL RENT (2024 ESTIMATE)

\$6.07 PSF including 5% management fee



LEASE RATES

Contact listing agents

MARKETING PLAN



LEGEND

D = Dock Loading

G = Grade Doors

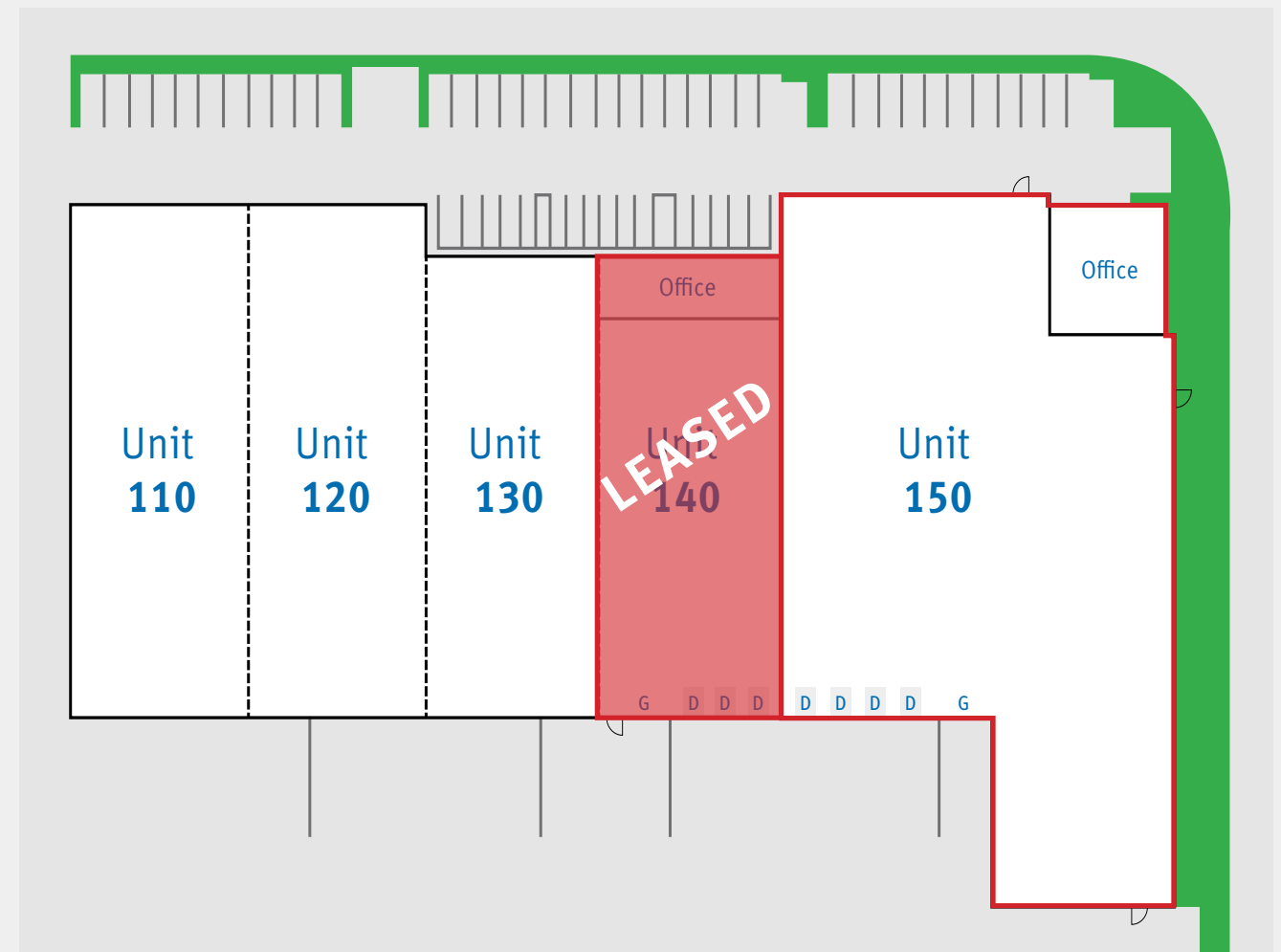
AVAILABLE AREA

UNIT 150

MAIN FLOOR WAREHOUSE
28,492 SF (including 158 SF hydro room)

MAIN FLOOR OFFICE
1,956 SF

TOTAL
30,448 SF





ABOUT THE DEVELOPER

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

www.beedie.ca



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