

For Lease

8,372 SF of High Quality Warehouse & Office Space

8237 Swenson Way, Delta



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Location

This property is located on the west side of Swenson Way in the Nordel Industrial Park, North Delta. Nordel Industrial Park benefits from its central location and provides quick and easy access to major transportation routes, such as Highway 91, the East-West Connector, and Highway 99 which link the park with the Airport, the U.S. border, the ferry terminal and downtown Vancouver.

Nordel Industrial Park, which is one of the Lower mainland's newest Industrial Parks, houses national companies such as Avcorp, Wexxar packaging, AMJ Campbell Vanlines and Brenco Industries.

Building Size

Warehouse	4,500 sf	(1 dock & 1 grade)
Office	1,936 sf	
2nd Floor Office	1,936 sf	
Total	8,372 sf	

Lease Rate

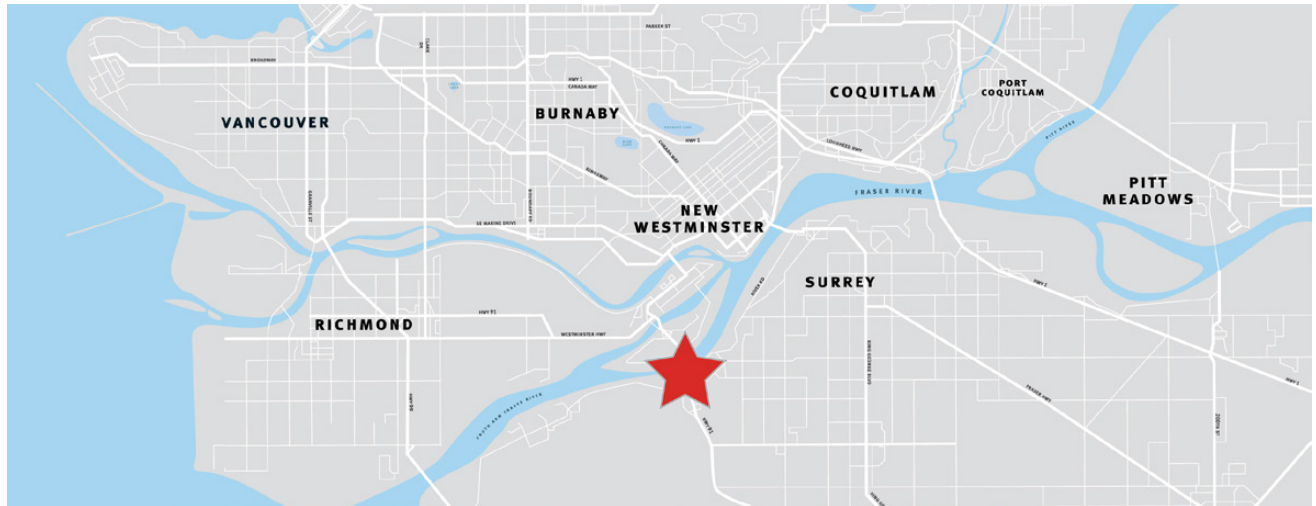
\$8.50 per square feet, per annum

Operating Costs

\$3.50 per square feet, per annum (estimated)

Zoning

I-2, (Heavy Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, data processing, assembly, and office related functions.



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