

FOR LEASE

**10118 Swenson Way,
Delta, BC**

- 58,811 square foot freestanding Beedie built facility
- 9 dock doors and 2 grade level doors
- Fenced and paved yard
- 24' clear ceiling height
- Coveted Nordel Industrial area with quick access to the SFPR

Beedie | Development Group

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Location

The subject property is situated on the southeast corner of Nordel Way and Swenson Way in the Nordel Business Park of North Delta. Nordel Business Park is ideally located near the South Fraser Perimeter Road (SFPR) which provides quick and easy access to and from DeltaPort by avoiding bridge and tunnel bottlenecks. The SFPR is a 4-lane, 80 km/hr expressway connecting DeltaPort, Highway 99 and Highway 91 to the Trans-Canada Highway at both the twinned Port Mann Bridge and the new Golden Ears Bridge Interchanges. The 40-km long SFPR also provides convenient highway access to the CN and CP intermodal yards. National and international companies such as Avcorp Industries, Sea Side Paper Products, The Stevens Company and DB Schenker are just a few of the companies that can attest to the locational advantages and exposure of this area.



Improvements

The 2.99 acre site is improved with a modern precast concrete building constructed by the Beedie Development Group. This corner location has high visibility to Nordel Way traffic with the functionality of ample car parking, easy truck access and a fenced yard area.

Zoning

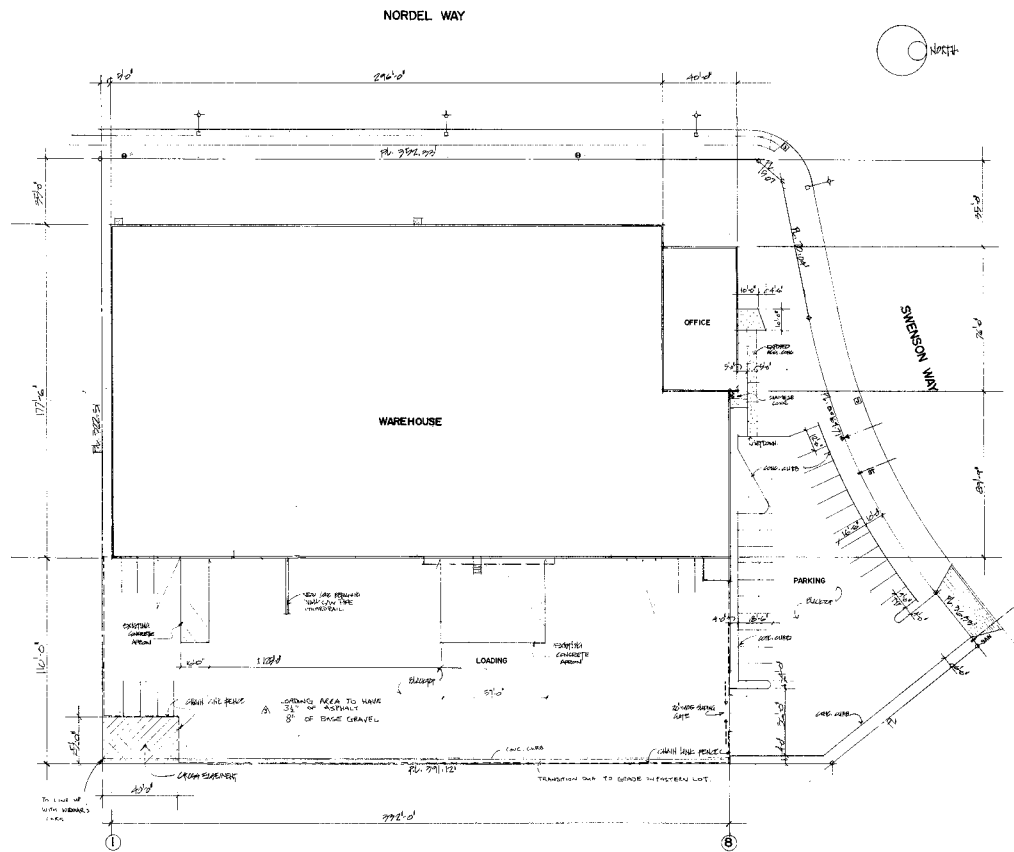
I-2 (Industrial) allows a wide range of distribution, warehousing, manufacturing, food service, production and wholesale uses.

Available Space

Ground Floor Office Area	3,040 SF
Warehouse Area	55,771 SF
Total Area	58,811 SF

Available

August 1, 2017



Building Features (Warehouse)

- › 24' ceiling height
- › Nine (9) dock level doors with canopies and levellers
- › Two (2) grade level doors
- › 347/600 volt, 400 amp, 3 phase electrical service
- › Fully sprinklered
- › Sky lights in warehouse providing abundant natural light
- › Fenced and paved loading area
- › Ample semi-trailer maneuvering and truck parking areas
- › Shipping office
- › Thirty-nine (39) parking stalls
- › 54' X 30' efficient column spacing

Building Features (Office)

- › Fully air conditioned
- › Extensive reflective glazing
- › General office area with private offices, boardroom, lunchroom and computer room
- › Male and female washrooms with showers

Asking Lease Rate

\$8.25 per square foot, fully net

Estimated Operating Costs & Taxes

Estimated at \$3.31 per square foot including Management Fee (2017 budget)



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