

# FOR LEASE

## OFFICE/WAREHOUSE

### #1 – 7187 HONEYMAN STREET, DELTA, BC



**LOCATION:** The subject premise is strategically located just south of Progress Way on Honeyman Street in the popular Tilbury Industrial area of Delta. Within minutes of Highway 91, The Alex Fraser, The Queensborough and the Knight Street Bridges, and the newly constructed South Fraser Perimeter Road (Highway 17), this location provides excellent access to Vancouver, Burnaby, Richmond, Surrey, New Westminster, North Delta, Langley, Coquitlam and the United States Border.

**ZONING:** I-2 (Industrial) permitting a wide range of office and industrial uses

**AREA:**

Main Floor Office:	1,507 sq. ft.
Second Floor Mezzanine:	340 sq. ft.
Main Floor Warehouse:	<u>785 sq. ft.</u>
Total:	2,632 sq. ft.

**FEATURES:**

<u>Main Floor Office</u>	<u>Main Floor Warehouse</u>
- Corner unit with lots of windows for natural light	- Second Floor Mezzanine
- Open area reception	- One (1) 10' x 12' (approx.) grade level loading door
- Three (3) private offices	- 19' ft. clear ceiling heights
- Boardroom	- 3 phase electrical service
- Kitchen/lunchroom	- Concrete tilt up construction
- Two (2) private washrooms, one with a shower	

**PARKING:** Six (6) parking stalls

**LEASE RATE:** \$20.00 per sq. ft. plus G.S.T. (or) \$4,386.66 per month plus G.S.T.

**OPERATING COSTS &**

**PROPERTY TAXES:** \$6.35 per sq. ft. plus G.S.T. (or) \$1,392.77 per month plus G.S.T.

**For Further Information, Please Contact:**  
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