

FOR LEASE

OFFICE/WAREHOUSE

#220 – 8208 SWENSON WAY, DELTA, BC



- LOCATION:** Located in the prestigious Nordel Business Park ideally situated at the south end of the Alex Fraser Bridge in North Delta. Access to the four-lane South Fraser Perimeter Highway is less than two minutes away offering excellent access to all important business locations in Metro Vancouver.
- ZONING:** I-2
- AREA:**
- | | |
|-----------------------|--------------------|
| Main Floor Warehouse: | 813 sq. ft. |
| Second Floor Office: | <u>825 sq. ft.</u> |
| Total: | 1,638 sq. ft. |
- UNIT FEATURES:**
- | <u>Main Floor Warehouse</u> | <u>Second Floor Office</u> |
|---|----------------------------|
| - One (1) 9' x 12' grade level loading door | - One (1) private office |
| - Ceramic tile entrance | - One (1) skylight |
| - Tinted windows | - One (1) washroom |
| - One (1) washroom | - Kitchenette |
- PARKING:** Two (2) parking stalls
- LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$3,003.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$TBA* per sq. ft. plus GST (or) \$TBA* per month plus GST
*Excluding Heat & Light
- AVAILABLE:** July 1, 2025

For Further Information, Please Contact:
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