



**CUSHMAN &
WAKEFIELD**

FOR LEASE

KINGSWOOD BUSINESS PARK / ANNACIS ISLAND

716 CHESTER ROAD

DELTA, BC



John L. Weiss

Senior Associate

604 640 5865

john.weiss@cushwake.com

Ron Emerson

Associate Vice President

604 608 5921

ron.emerson@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE KINGSWOOD BUSINESS PARK / ANNACIS ISLAND 716 CHESTER ROAD DELTA, BC

LOCATION

Kingswood Business Park is conveniently located just off the Alex Fraser Bridge and is only minutes from the Richmond Connector and the Queensborough Bridge. This central location is favoured by a multitude of local, national and international firms due to its proximity to all areas of the Lower Mainland. In addition, the South Fraser Perimeter Road is just a few minutes away via the Alex Fraser Bridge and provides easy access to Deltaport, the CN intermodal facility, the Fraser Surrey Docks and the Fraser Valley.

AVAILABLE AREA

Ground Floor Warehouse	5,700 sf
Ground Floor Office	977 sf
Total Available Area	6,677 sf

ZONING

I2 Heavy Industrial. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.

FEATURES

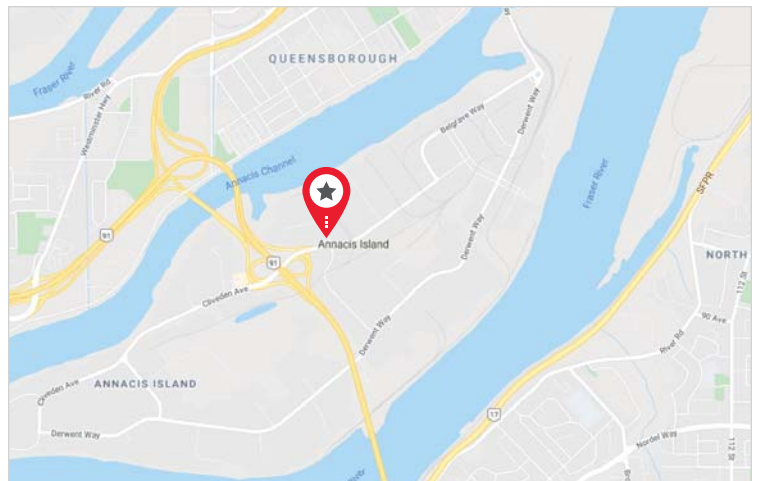
- Quality tilt-up concrete and steel construction
- One dock and one grade-level loading door
- 26' clear ceiling height, fully sprinklered
- Overhead gas-fired heaters, 3 phase power
- Office: T-Bar ceiling, Fluorescent lighting
- Two washrooms, two offices & lunchroom
- HVAC, security grillwork on windows
- Parking right outside the front door
- Street exposure to Chester Road

LEASE RATE

Net Rent (\$13.00 psf)	\$7,233.42
Estimated Taxes & Op Costs (\$4.41 psf)	2,453.80
Monthly Gross Rent (before GST)	\$9,687.22

AVAILABLE

June 1, 2020



John L. Weiss

Senior Associate
604 640 5865
john.weiss@cushwake.com

Ron Emerson

Associate Vice President
604 608 5921
ron.emerson@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 04/20 bg