

1668 FOSTER'S WAY | ANNACIS ISLAND

FOR LEASE

STATE-OF-THE-ART WAREHOUSE/OFFICE
25,158 SF ON 1.18 ACRES



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE | STATE-OF-THE-ART WAREHOUSE/OFFICE

1668 FOSTER'S WAY

ANNACIS ISLAND | DELTA, BC

Opportunity

To lease a state-of-the-art warehouse/office facility situated on 1.18 acres in a prime location on Annacis Island.

Location

This trophy property is located on Foster's Way on the west end of Annacis Island. Considered to be the centre of the Lower Mainland, Annacis Island offers easy, efficient and convenient access to all geographical areas.

Zoning

CD-440 based on I-2 Heavy Industrial Zone



PROPERTY DETAILS

Available Space (Approximate)

Ground floor office	4,944 SF
Second floor office	4,381 SF
Warehouse	15,831 SF
Total	25,156 SF

Asking Lease Rate

\$13.95 PSF

Taxes & Operating Costs

\$3.50 PSF (2020 Estimate)

Property Taxes

\$52,014 (2020)

Availability

Immediate

Features with Extensive Upgrades

- ▶ State-of-the-art upgrades throughout
- ▶ Dock and grade loading
- ▶ 1,000 amp electrical
- ▶ Back-up generator
- ▶ 24' clear ceiling height
- ▶ T5 lighting throughout
- ▶ Epoxy flooring
- ▶ Electrical distributed throughout
- ▶ Extra plumbing added throughout
- ▶ Fully sprinklered
- ▶ Floor drains
- ▶ HVAC distributed throughout
- ▶ Perimeter security gate and fencing