CUSHMAN & WAKEFIELD

FOR LEASE

10238 NORDEL COURT

DELTA, BC

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LOCATION

10238 Nordel Court is located at the south end of the Alex Fraser Bridge in the Nordel Industrial Park. Its central location allows for access to all major infrastructure routes in the Lower Mainland, including the South Fraser Perimeter Road, Hwy 91 and Hwy 99. This location offers a unique opportunity to the market with two buildings comprising approximately 24,189 sq. ft plus an additional 0.95 acre of secured outdoor storage.

AVAILABLE AREA

Office Area	2,923 sf
Warehouse	21,266 sf
Total Area	**24,189 sf**

LEASE RATE

Net Rent ($18.20 psf)	$36,686.65
Taxes & Op Costs ($4.92 psf – estimated 2021)	$9,917.49
Monthly Rent (before GST)	**$46,604.14**

FEATURES

OFFICE AREA

- Fully HVAC
- Three (3) private offices
- Three (3) washrooms
- Kitchenette

WAREHOUSE AREA

- 24' clear ceiling height
- One (1) washroom
- Four (4) 12' x 14' drive-in loading doors

YARD AREA

- Fully secured
- Paved

ZONING

I2 Medium Impact Industrial

AVAILABILITY

July 1, 2021

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