

UNIT 202

8291 92 STREET

DELTA, BC



// **FOR LEASE** | **UNIT 202**

- 8,027 SF of high end flex industrial/office space
- Corner unit with great exposure



// FEATURES



TWO GRADE LEVEL LOADING DOORS



26' CLEAR CEILING HEIGHT



200 AMP THREE PHASE ELECTRICAL SERVICE



SPRINKLERS



SKYLIGHTS IN WAREHOUSE



HVAC IN THE OFFICE AREAS



THREE WASHROOMS



FRASER RIVER VIEWS



11 DEDICATED PARKING STALLS

OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to lease 8,027 sf of high end flex industrial/office space in the Buckingham Corporate Centre, located in the Tilbury industrial park. The property has great exposure to River Road, and is in close proximity to Highways 17, 91, and 99 offering efficient connectivity to Delta Port and the Tsawwassen Ferry Terminal, the Canada/US border, YVR airport, Vancouver and the Fraser Valley.

The ground level is comprised of 2,589 sf of warehouse area, plus a reception area, boardroom, shipping office, server room, and two washrooms. The upper level is comprised of 3,052 sf of finished office space including two open office areas, six private offices, a lunch room, and one washroom. The upper level enjoys beautiful views of the Fraser River.

BUILDING AREA:

Main Floor	4,975 SF
Upper floor	3,052 SF
Total	8,027 SF



ASKING LEASE RATE: \$17.95 PER SF



ADDITIONAL RENT: \$6.28 PER SF



ZONING: I2 MEDIUM IMPACT INDUSTRIAL



AVAILABLE IMMEDIATELY

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JEFFREY SCHATZ

Associate Vice President

+1 604-608-5968

jeff.schatz@cushwake.com

CUSHMAN & WAKEFIELD

700 West Georgia Street, Suite 1200

Vancouver, BC V7Y 1A1

cushmanwakfield.com



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