

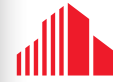
FOR LEASE

UNIT 250

GLENWOOD COMMERCE CENTRE

6165 HIGHWAY 17A | DELTA, BC

Marketed by



**CUSHMAN &
WAKEFIELD**



CLASS A INDUSTRIAL WAREHOUSING SPACE



CONTACT US:

JOHN L. WEISS

Senior Associate
+1 604 640 5865
john.weiss@cushwake.com

JORDAN SENGARA

Personal Real Estate Corporation
Vice President
+1 604 640 5845
jordan.sengara@cushwake.com

LOCATION

Glenwood Commerce Centre is located slightly northwest of Highway 99's Ladner Interchange, just south of the George Massey Tunnel and adjacent to the Delta Hotel Casino, Resort & Spa, with access off 60th Avenue. Highway 99 offers excellent access to Richmond, YVR and downtown Vancouver. Highway 17A offers direct access to the Deltaport Container Terminal, BC Ferries Tsawwassen Terminal, River Road, Tilbury, RiverPointe, Riverway and Nordel Business Parks and the Alex Fraser Bridge.

AVAILABLE AREA

Unit 250: 3,040 SF

LEASE RATE

Net Rent (\$19.50 PSF)	\$5,998.63
Taxes & Op Costs (\$10.18 PSF*)	\$3,411.11
Monthly Rent (before GST/PST)	\$9,409.74

**Est. fiscal 2027 plus 3% management fee on gross rent*

ADDITIONAL RENT

\$10.18 PSF* Est. fiscal 2027

FEATURES

- Quality concrete block and steel construction
- One 12' x 14' grade-level drive-in door
- 600-volt 100 amp 3-phase service
- 18' clear ceiling height, clear span
- Fluorescent lighting, security alarmed
- Abundant free parking, restaurant on site
- Public transit curbside

ZONING

Comprehensive Development Zone No. 239 allowing a wide variety of warehouse, manufacturing, distribution, office and retail uses

AVAILABLE

Immediately

FLOOR PLANS

