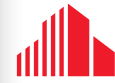


FOR LEASE

GLENWOOD COMMERCE CENTRE UNIT 230

6165 HIGHWAY 17A | DELTA, BC

Marketed by



**CUSHMAN &
WAKEFIELD**



CLASS A INDUSTRIAL WAREHOUSING SPACE



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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 new Delta Hotels 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.

LEASE RATE

Net Rent (\$18.50 PSF)	\$5,998.63
Taxes & Op Costs (\$10.52 PSF*)	\$3,411.11
Monthly Rent (before GST)	\$9,409.74

**Est. fiscal 2026 plus 3% management fee on gross rent*

ZONING

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

AVAILABLE

June 1, 2026 or earlier

AVAILABLE AREA

Shop/Warehouse: 3,891 SF

FEATURES

- Quality concrete block and steel construction
- One 10' x 14' grade-level drive-in door
- 600-volt 100 amp 3-phase service
- Clear span, 18' clear ceiling height
- Fluorescent lighting, security alarmed
- Abundant free parking, restaurant on site
- Public transit curbside

GLENWOOD COMMERCE CENTRE

