

FOR LEASE - First Class Freestanding Office/Warehouse Facility



40,715 SF Office/Warehouse Space in Delta

8188 Swenson Way, Delta, BC  
Nordel Industrial Park



DARREN CANNON  
Personal Real Estate Corporation  
TEL: 604 662 2637  
darren.cannon@colliers.com

ROY PAT (白松恩)  
Personal Real Estate Corporation  
TEL: 604 694 7204  
roy.pat@colliers.com



# FOR LEASE - 8188 SWENSON WAY, DELTA, BC



## LOCATION

This property is located on the east side of Swenson Way in the coveted Nordel Industrial Park in Delta. Nordel Industrial Park benefits from its extremely central location and provides quick and easy access to major transportation routes, such as the South Fraser Perimeter Road (Highway 17), the East-West Connector, and Highway 99 which links the park with Vancouver International Airport, the U.S. border, the Tsawwassen ferry terminal and downtown Vancouver.

## ZONING

I-2 (Heavy Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, assembly, office/administrative, and limited retail uses.

## BUILDING FEATURES

### Warehouse Features

- 26' clear ceiling height
- Five (5) dock and one (1) grade loading door
- Three phase power
- Fully sprinklered
- T5HO fluorescent lighting
- Dedicated shipping/receiving area with secure drivers entrance
- Efficient column spacing
- 42 parking stalls plus ample street parking
- Fully whiteboxed warehouse

### Office Features

- Mix of perimeter private offices, open plan, cubicles and meeting rooms over two floors
- Large lunchroom for entire staff
- Separate office and warehouse washrooms
- Secure reception area

## AVAILABLE AREA

Ground Floor Office Area	5,671 SF
Second Floor Office Area	3,733 SF
Warehouse Area	31,311 SF
<b>*Total Area</b>	<b>40,715 SF</b>

*\*All areas approximate and subject to measurement*

## ASKING LEASE RATE

\$10.50 per SF, per annum

## OPERATING COSTS & TAXES (2019)

Estimated at \$3.50 per SF, per annum including management fees

## AVAILABILITY

May 2020

## CONTACT US

### DARREN CANNON

Personal Real Estate Corporation  
Executive Vice President  
TEL: 604 662 2637  
darren.cannon@colliers.com

### ROY PAT (白松恩)

Personal Real Estate Corporation  
Associate Vice President  
TEL: 604 694 7204  
roy.pat@colliers.com

COLLIERS INTERNATIONAL | 200 Granville Street, 19th Floor | Vancouver, BC V6C 2R6 | 604 681 4111 | [www.collierscanada.com](http://www.collierscanada.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.