NAI Commercial

FOR LEASE



ANNACIS ISLAND | DELTA

Units 190 & 200, 8208 Swenson Way

3,200 SF of office and warehouse with 0.43 acres of fenced yard, offered as one package

3,200 SF	18,600 SF	Grade	$11,533	Hwy 91
Office and warehouse	Fenced yard (0.43 ac)	Overhead door	Monthly base rent	At the Alex Fraser ramps

Office, warehouse and a fenced yard in one lease.

Units 190 and 200 at 8208 Swenson Way give a tenant about 3,200 SF of building over two floors plus roughly 18,600 SF of fenced yard beside it. The upper floor is about 1,600 SF of finished office. The lower floor is another 1,600 SF, with about 608 SF of warehouse behind a grade door and the balance in office.

The setup suits a business that runs an office, keeps equipment or inventory under cover, and needs secure outdoor storage for vehicles, trailers or materials. Contractors, trades and fleet operators are the obvious fit, subject to permitted uses.

The property sits on Annacis Island at the Alex Fraser Bridge ramps, so Delta, Surrey, Richmond and the rest of Metro Vancouver are all a short drive.

ASKING RENT

COMPONENT	ANNUAL NET	MONTHLY
Office and warehouse, 3,200 SF	$20.00 per SF	$5,333.33
Fenced yard, 18,600 SF	$4.00 per SF	$6,200.00
Total package	**$138,400 / yr**	**$11,533.33**

Additional rent and GST are extra. Offered together as one lease package.







Fenced yard beneath the bridge ramps, ground floor warehouse, and the upper floor office.

HIGHLIGHTS

- Finished office on both floors, ready to occupy
- Grade door into the warehouse, about 8.56 m by 6.6 m
- Fully fenced 0.43 acre yard for vehicles, trailers and materials
- Direct access to Highway 91 and the Alex Fraser Bridge

All areas approximate and to be verified by the tenant. Use subject to permitted uses and landlord approval.

Property details.

Address	Units 190 & 200, 8208 Swenson Way, Delta, BC
Location	Annacis Island, at the Alex Fraser Bridge ramps
Total building area	**About 3,200 SF** over two floors
Upper floor (Unit 200)	About 1,600 SF of office
Lower floor (Unit 190)	About 1,600 SF: roughly 608 SF of warehouse and 992 SF of office
Warehouse	About 8.56 m by 6.6 m with a grade level overhead door
Fenced yard	**About 18,600 SF (0.43 acres)**, fully fenced, gravel surface
Office features	Reception, boardroom, private offices, open work areas, kitchenettes and washrooms on both floors
Parking	On site
Asking rent	$20.00 per SF net on the building, $4.00 per SF net on the yard
Additional rent	Extra, to be confirmed
Availability	Immediately











Warehouse, reception, open office, yard and the grade door at the rear.

Areas and dimensions approximate; tenant to verify. Information believed reliable but not guaranteed.

Location.

Annacis Island is one of the most central industrial locations in Metro Vancouver. The property sits at the Alex Fraser Bridge ramps, so Highway 91 is immediate and both sides of the Fraser River are a few minutes away.

Highway 91	One minute
Alex Fraser Bridge to Surrey	Five minutes
Richmond and Highway 99	Ten minutes
Vancouver International Airport	Twenty minutes
Deltaport and Highway 17	Twenty five minutes
Downtown Vancouver	Thirty minutes



CONTACT



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Showings by appointment. Call or text Samuel at 236 971 1180.

MAP