

FOR LEASE

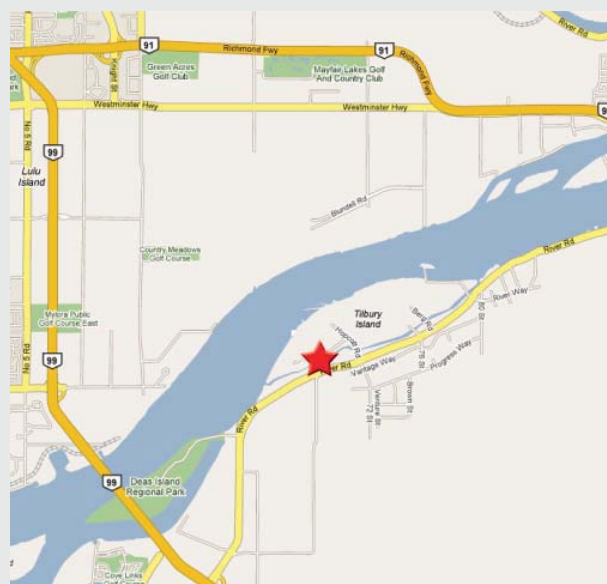
Freestanding Warehouse/Office  
Up to 24,155 sf Available



## 7480 MacDonald Road, Delta, BC

### LOCATION

This superb facility is located on MacDonald Road at the entrance to the Riverpointe Business Park being one block north of River Road just off of 68th Street, in Delta. It is easily accessed from Highway 99 (via the Deas Island Tunnel), or Highway 91 (via the Alex Fraser Bridge) and taking the River Road turnoff.



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**CUSHMAN & WAKEFIELD**  
Global Real Estate Solutions™

# FOR LEASE

## Freestanding Warehouse/Office Up to 24,155 sf Available 7480 MacDonald Road, Delta, BC

### BUILDING FEATURES

- This 3 year old building offers efficient building design & layout which provides excellent truck maneuvering area & an abundant supply of parking to allow for maximum efficiencies
- Concrete tilt-up construction with extensive glazing
- Fully finished office area designed & built to meet the high standards of todays industrial occupant. Area includes 5 private offices, boardroom, kitchen and lunch area
- 26' clear ceilings
- 3 dock doors & 1 grade level loading door
- 3 phase electrical service
- Fully sprinklered, skylights in warehouse area
- 19 parking stalls
- Attractively landscaped

### DESCRIPTION OF IMPROVEMENTS

The subject property has been improved with a modern, high ceiling, concrete tilt-up office/warehouse facility.

### AVAILABLE AREA

Office	2,280 sf
Warehouse -Up to	21,875 sf
<b>TOTAL AREA</b>	<b>24,155 sf</b>

### ZONING

I-2 industrial

### BASIC SUBLEASE RATE

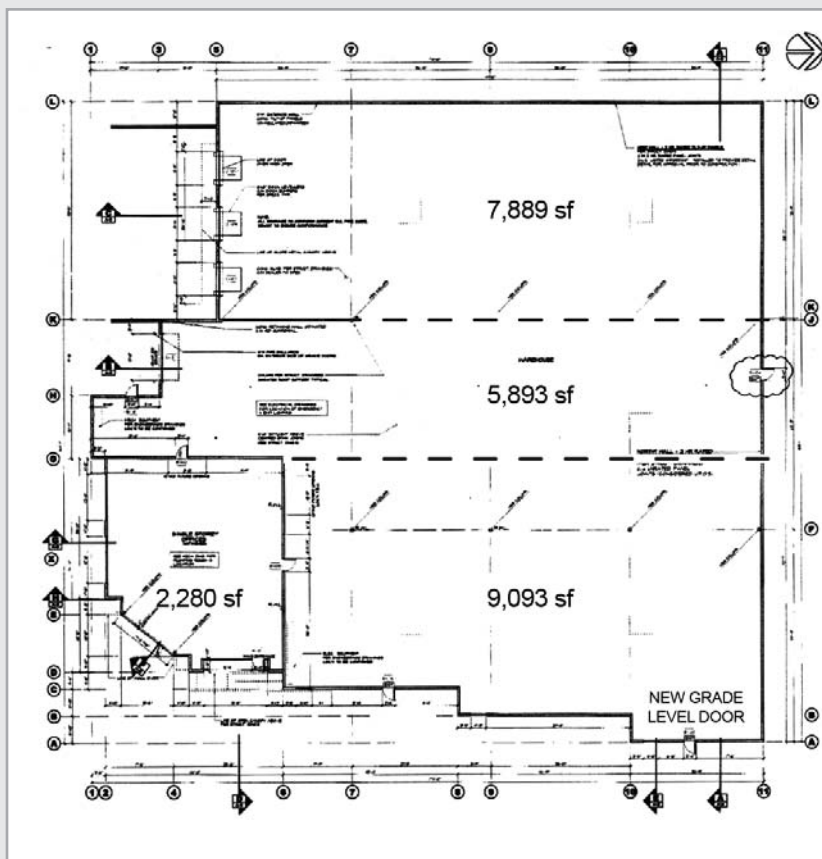
\$7.25 psf

### ADDITIONAL RENT

Estimated at \$2.50 psf (2009)

### POSSESSION

Immediate



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