

FOR LEASE

**UNITS 102, 103, 104 & 110**  
**590 EBURY PLACE**  
**DELTA, BC**

Owned by

**Beedie/**

Managed by

**|||**  
**CANREAL**



## OPPORTUNITY

To lease 3,315 - 8,218 sf of warehouse and office space on Annacis Island. The building is 21 clear, features grade loading doors, and provides excellent truck access and maneuvering.

590 Ebury Place is within a 5-minute drive of the Alex Fraser Bridge and the Highway 91 / South Fraser Perimeter Road Interchange, allowing for convenient access to all municipalities within Metro Vancouver.

## CONTACT

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# UNIT 102, 103, 104

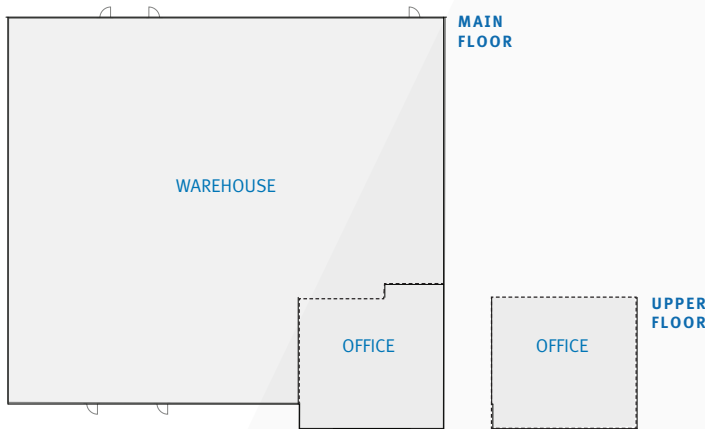
MAIN FLOOR WAREHOUSE  
6,517 SF

UPPER FLOOR OFFICES  
820 SF

MAIN FLOOR OFFICES  
851 SF

TOTAL AREA  
8,218 SF

COMMON AREA  
30 SF



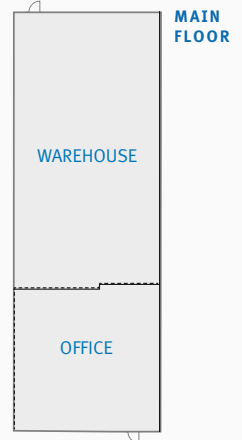
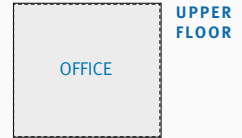
# UNIT 110

WAREHOUSE/OFFICE  
2,416 SF

COMMON AREA  
12 SF

MEZZANINE AREA  
887 SF

TOTAL AREA  
3,315 SF



## AVAILABLE FOR OCCUPANCY

AUGUST 1, 2024

Earlier occupancy from January 1 is possible.



## ADDITIONAL RENT

\$6.11 PSF plus 5% management fee



## LEASE RATE

\$22.00 PSF



## ZONING

I2: Medium impact industrial

## BUILDING FEATURES

- 21' clear ceiling height in warehouse
- One (1) grade loading door per unit
- Excellent truck access and maneuvering room
- Concrete tilt-up construction
- Fully sprinklered
- Ample parking
- Corporate appeal
- Professionally managed

