



For Lease

High Quality Office Space

AVAILABLE AREA:	Ground Floor Office	1,936 s.f.
	Second Floor Office	1,936 s.f.
	Total	3,872 s.f.

BASIC LEASE RATE: \$8.50 per s.f., per annum

TAXES & OPERATING COSTS: \$3.50 per s.f., per annum (estimated)

ZONING: I-2 (Heavy Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, data processing, assembly, and office related functions.

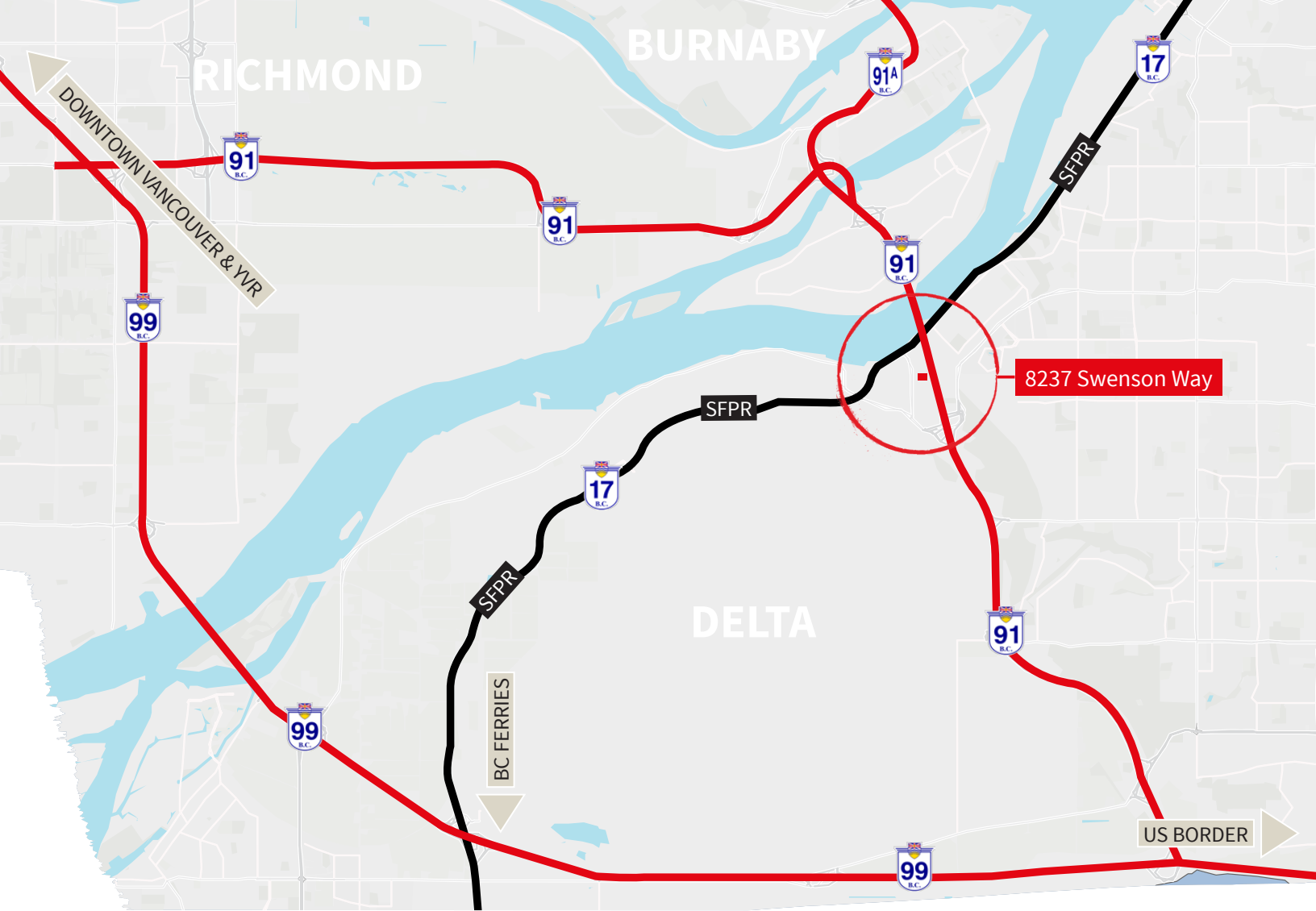
8237 Swenson Way
Delta, British Columbia

Jonathan Jassebi
Senior Associate
+1 604 998 6141
Jonathan.Jassebi@am.jll.com

Michael Thompson*
Senior Vice President
+1 604 998 6036
Mike.Thompson@am.jll.com

JLL
14th Floor, 355 Burrard Street
Vancouver, BC V6C 2G6
Tel: +1 604 998 6001
Fax: +1 604 998 6018
www.jll.ca





Location

This property is located on the west side of Swenson Way in the Nordel Industrial Park, North Delta. Nordel Industrial Park benefits from its central location and provides quick and easy access to major transportation routes, such as Highway 91, the East-West Connector, and Highway 99 which link the park with the Airport, the U.S. border, the ferry terminal and downtown Vancouver.

Nordel Industrial Park, which is one of the Lower mainland's newest Industrial Parks, houses national companies such as Avcorp, Wexxar packaging, AMJ Campbell Vanlines and Brenco Industries.

For more information or to view, please contact:

Jonathan Jassebi
Senior Associate
+1 604 998 6141
Jonathan.Jassebi@am.jll.com

Michael Thompson*
Senior Vice President
+1 604 998 6036
Mike.Thompson@am.jll.com



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