

# FOR LEASE



## 20,275 SQ. FT. WAREHOUSE ANNACIS ISLAND, B.C.



### LOCATION

The subject property is located at 790 Belgrave Way on the south side of Belgrave Way/ E. Audley Boulevard in the Annacis Business Park, Delta, B.C. approximately one kilometer northeast of the Alex Fraser Bridge. It has a frontage along Audley Boulevard of approximately 200 feet.

### ZONING

The site is zoned I-2 which allows a wide range of warehousing, wholesaling and vehicle parking.

### IMPROVEMENTS

The light industrial building was constructed with concrete floors and steel columns, concrete block walls and new tar and gravel roof and steel decking. The building is fully serviced and heated by overhead suspended forced air unit heaters.

### FEATURES

- 8 loading docks in total on both sides of building allowing cross dock capability
- 21' ceiling height 50' and 35' column spacing
- Fully sprinklered
- 200 AMP electrical service

### TAXES & OPERATING COSTS

Estimated at \$3.70 per sq. ft. (2012)

### RENTAL RATES

\$5.95 per square foot triple net

### AVAILABILITY

Approx. 20,275 sq. ft. warehouse space available for April 2012 occupancy.

For more information, please contact

**BENG GUNN**

**(604) 699-3480**

**[bgunn@prospero.ca](mailto:bgunn@prospero.ca)**

**PROSPERO INTERNATIONAL REALTY INC.**

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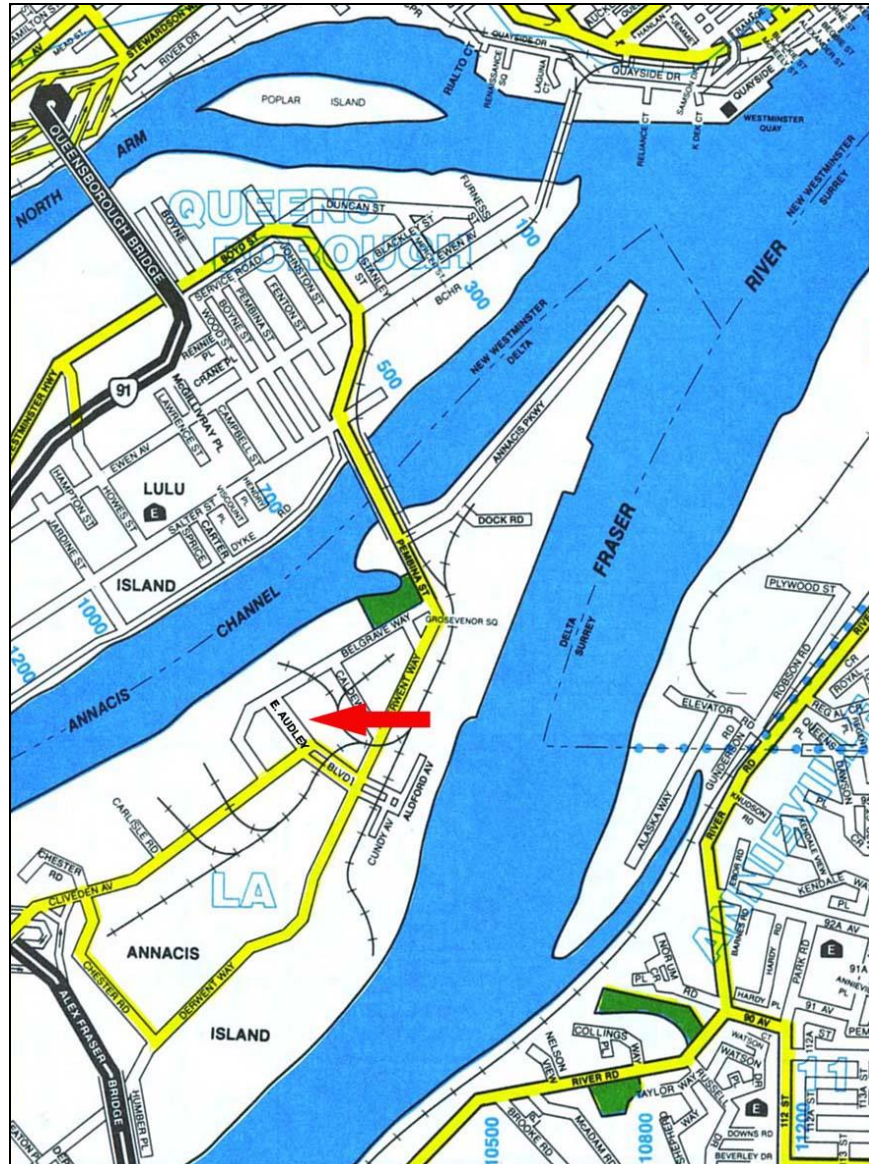
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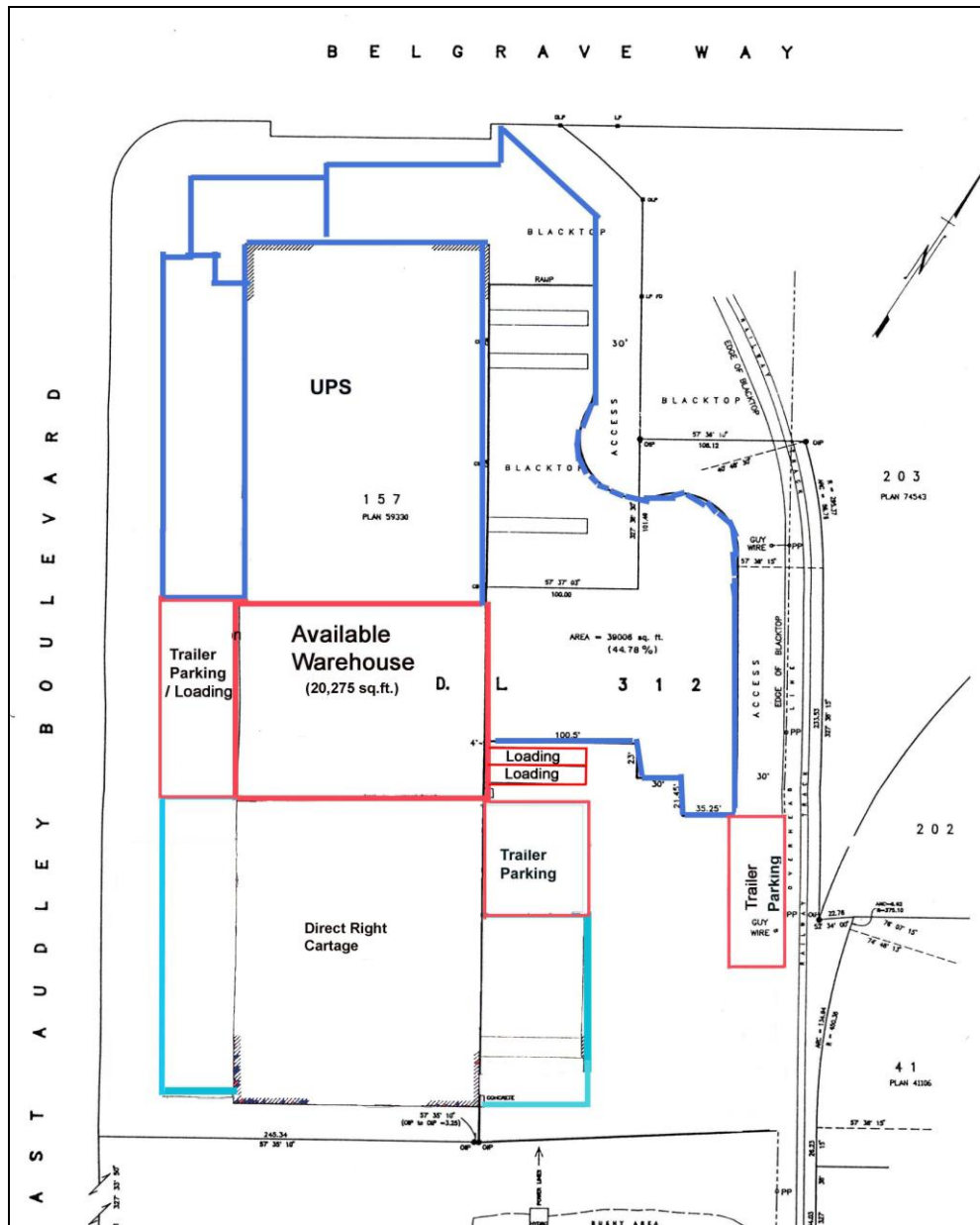
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## 790 BELGRAVE WAY ANNACIS ISLAND, B.C.

### Site Plan



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