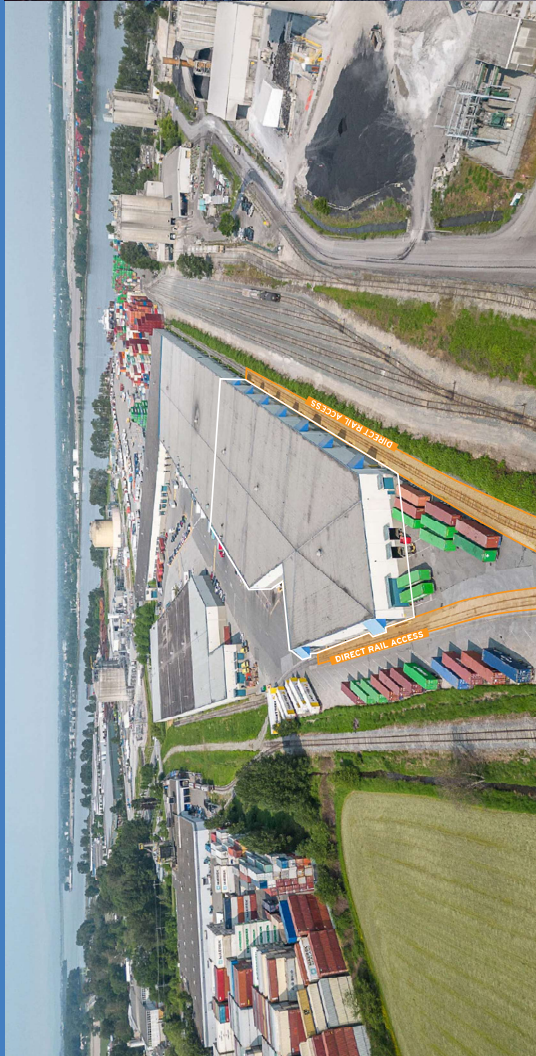


# Unit 100, 7530 Hopcott Road, Delta, BC

For Lease



## Opportunity

Tailored for import and export distribution, the property is well-connected to the highway and Port network, facilitating the convenient transport of goods throughout the Lower Mainland.

## Property details

<b>Available area:</b>	
Unit 100 Warehouse	115,453 sf
Unit 100 Office	1,556 sf
Unit 200	5,153 sf
Unit 201	6,466 sf
<b>Total</b>	<b>128,628 sf</b>

**Asking lease rate:** Please contact the listing team

**Additional rent:** \$4.70 psf

**Availability date:** November 1, 2023

**Zoning:** I2 (Medium Impact Industrial Zone) permits a wide range of low to medium-impact industrial uses, including but not limited to manufacturing, warehouse, wholesale, distribution, assembly, processing, and ancillary office.

## Key features



28' clear ceiling height



Fifteen (15) dock-level loading doors, including three (3) oversized doors



Eleven (11) dock-level rail loading doors



One (1) grade-loading ramp



Rail-serviced facility



600 amps, 600 voltage, 3 phase



500 lbs psl floor load capacity



Sprinkler system



LED lighting

## Floorplan

