

BUILDING 2

4327 Salish Sea Way

Features and Specifications

FOR LEASE



Delta iPort

CANADA



BUILDING 2 **242,460 SF**

Market-Leading Design and Efficiency

The second phase of Delta iPort is a 484,920 square foot, tier-1 distribution centre with a double-load design and flexible demising options. Building 2 can be leased to a single tenant or multiple tenants with either single load or flow-through, transload configurations. Up to two separate tenants will be provided with secured, 183' loading courts with ample trailer storage. Employee parking is conveniently located adjacent to planned office buildout areas.

Property Highlights

Building 2 will be available for occupancy Q2 2020.

Building features include:

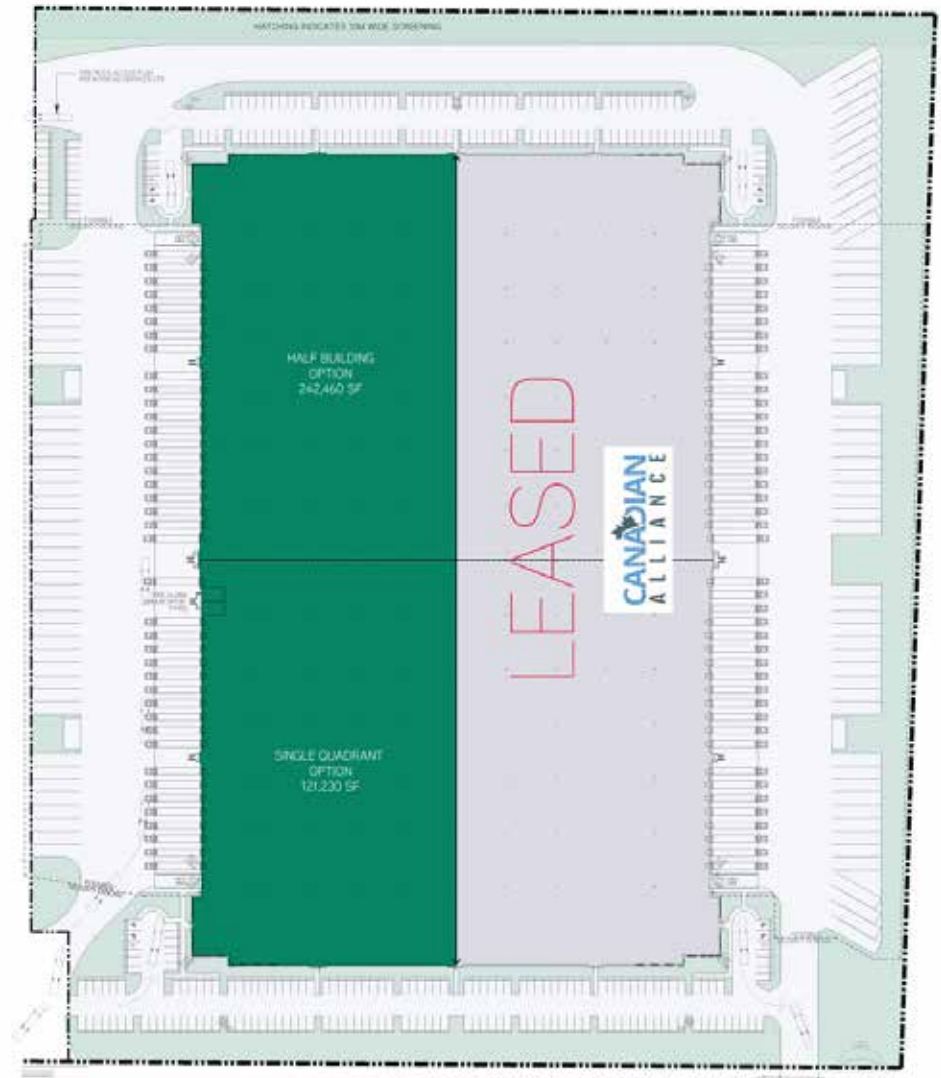
- » Leasing options of 121,230 square feet or 242,460 square feet
- » 183' secured loading court
- » 36' clear ceiling height
- » 60' staging bay
- » 58'6"(w) x 53'9"(d) column spacing
- » 41 (9' x 10') dock doors equipped with 40,000 lb hydraulic levelers, seals and bumpers
- » 50' reinforced concrete loading apron
- » 2 (12' x 14') drive-in loading doors
- » Warehouse floor designed for 750 lb per square foot live load and racking point loads up to 12,500 lb per square foot
- » LED warehouse lighting on motion sensors
- » 65 (6'x 6') skylights
- » ESFR sprinkler system
- » 1,600A, 600V, 3-phase, 4-wire electrical service
- » Offices built-to-suit

Basic Rent

\$10.95 per square foot per annum

Additional Rent

Budgeted at \$3.55 per square foot for 2020 on a fully tax assessed basis.



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HOOPP
Healthcare of Ontario
Pension Plan



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