

FOR LEASE

1090

Units 109-110 & 111-112

Cliveden Avenue

Delta, British Columbia

Up to 15,585 SF Warehouse/Office
Space on Annacis Island



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LOCATION

1090 Cliveden Avenue is readily accessed via the Highway 91 interchange into Annacis Business Park. Located in the geographic centre of Metro Vancouver, Annacis Business Park is a preferred local distribution hub. The new South Fraser Perimeter Road (SFPR) interchange is minutes away at the south end of the Alex Fraser Bridge.

The SFPR is a new 40 km, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th Street (HWY 15) in Surrey, with connections to Highways 1, 91, 99 and the Golden Ears Bridge. The SFPR provides convenient access to and from the Deltaport, CN and CP intermodal yards.

ZONING

I-2 (Heavy Industrial) permitting a wide range of general industrial uses such as manufacturing, transportation, sales and service of heavy machinery and equipment, warehousing and storage.

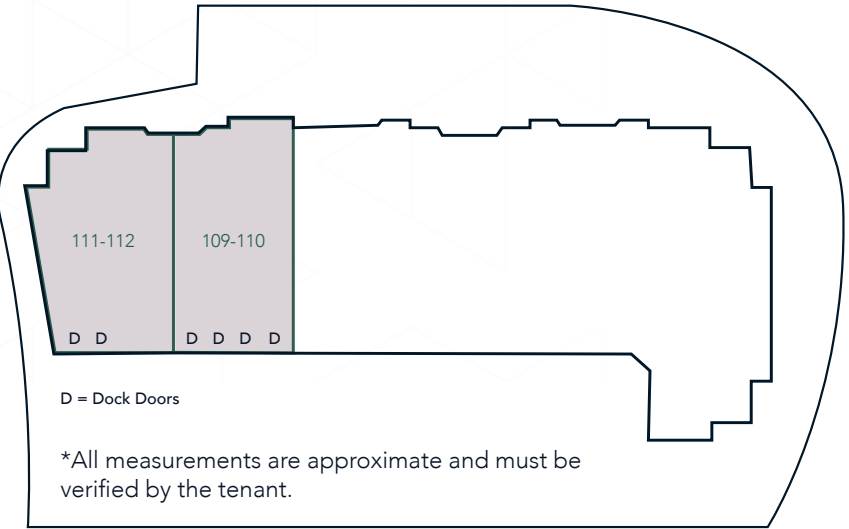


AVAILABLE AREA

UNITS 109 - 110	
Office	920 SF
Warehouse	6,130 SF
Total	7,050 SF

UNITS 111 - 112	
Ground Floor Office	1,240 SF
Second Floor Office	1,240 SF
Warehouse	6,055 SF
Total	8,535 SF

CLIVEDEN AVENUE



PROPERTY HIGHLIGHTS

- ▶ Approximately 21’ clear ceiling height
- ▶ Six (6) dock loading doors
- ▶ 3-phase electrical service
- ▶ Fully sprinklered
- ▶ Concrete tilt-up construction
- ▶ Gas fired unit heaters
- ▶ Excellent street exposure
- ▶ Ample parking
- ▶ Extensive glazing
- ▶ Good proximity to public transportation

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SCAN TO VIEW
TEAM LISTINGS



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