

FOR LEASE

**1538**

**Cliveden Ave.**

DELTA British Columbia

Unit 128/138/148 and Unit 248/268



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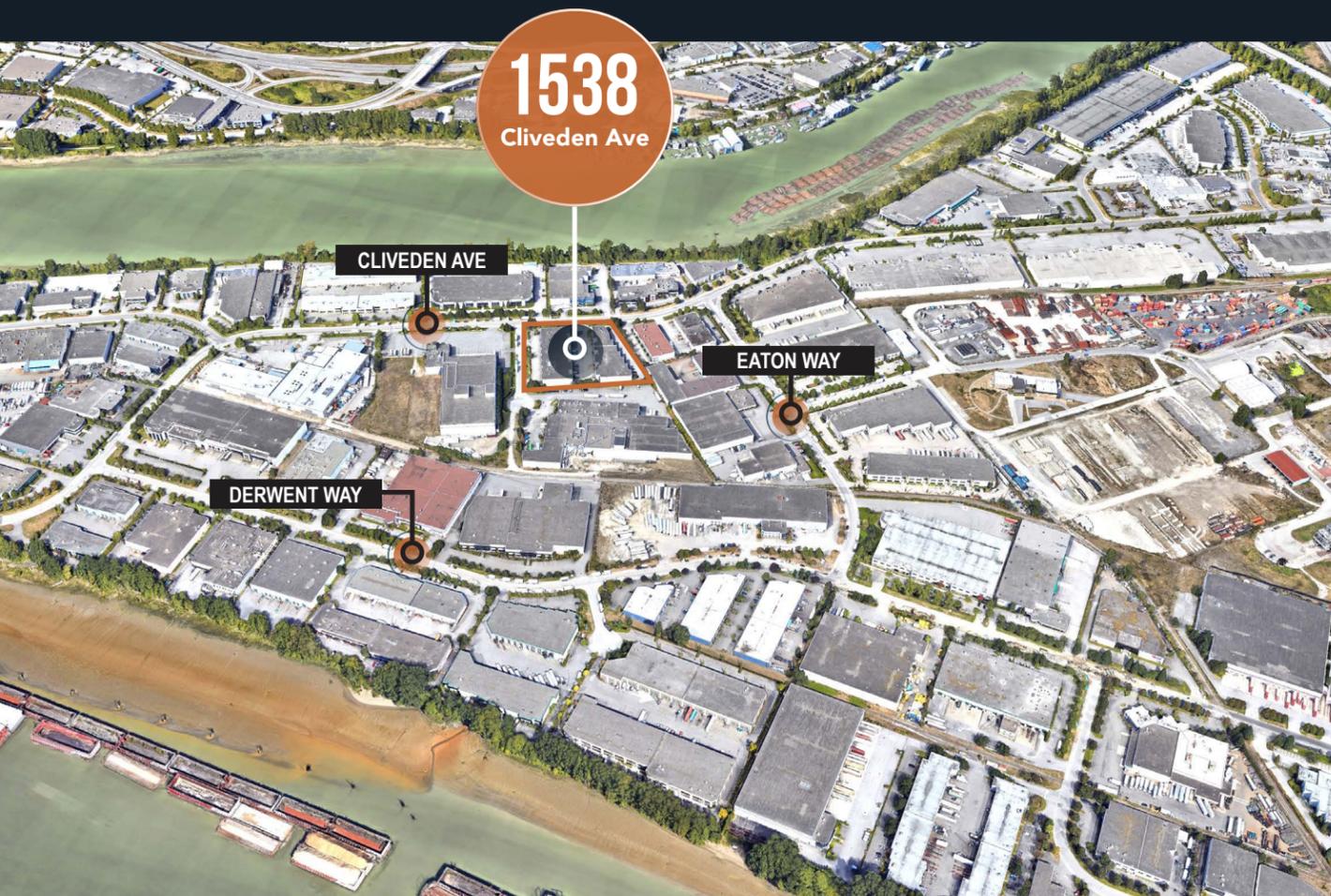


## LOCATION

The subject property is located on Cliveden Avenue on the western side of Annacis Island in Delta, BC. Annacis Island is the first choice for many distribution and industrial users and is home to many high profile corporations. The area is considered to be one of the lower mainland's premier industrial parks due to its central location and easy accessibility to all of Metro Vancouver via Highway 99 and Highway 91 as well as the South Fraser Perimeter Road (SFPR) interchange at the south end of the Alex Fraser Bridge.

 **ASKING LEASE RATE:**  
\$21.25 PSF Net

 **ADDITIONAL RENT:**  
\$5.56 PSF

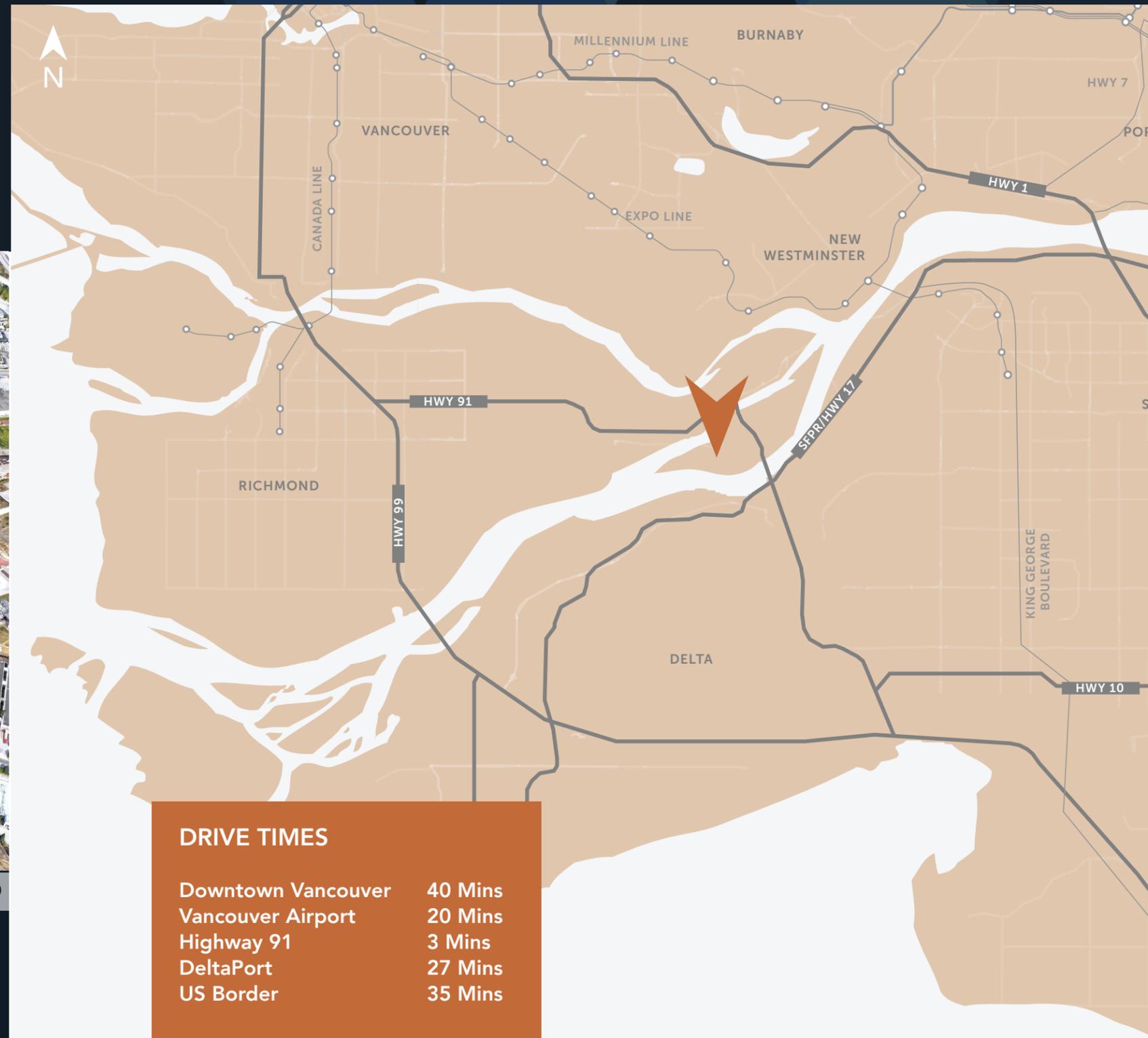


**ANNACIS ISLAND**

# 1538

## Cliveden Ave.

DELTA British Columbia

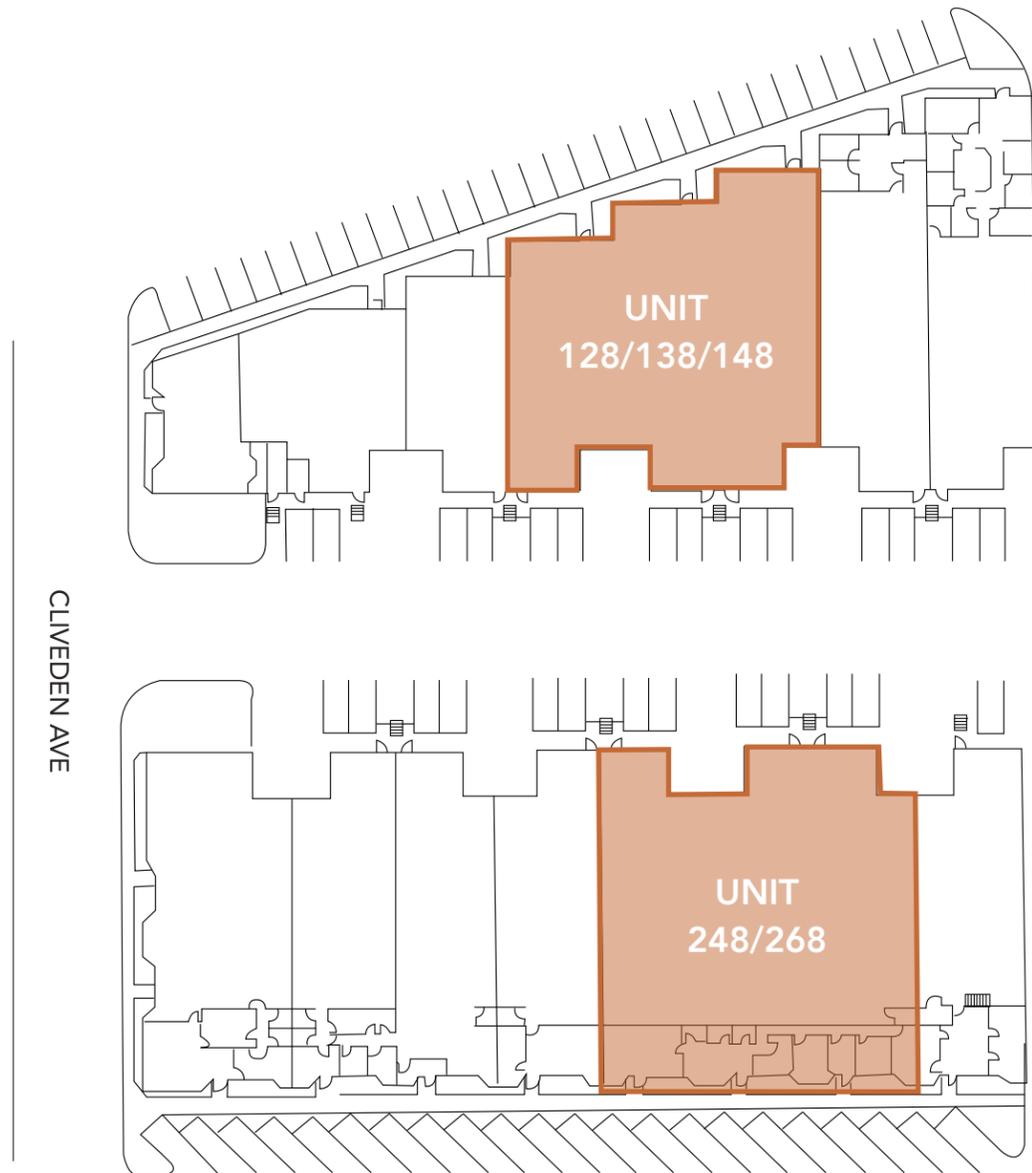


### DRIVE TIMES

Downtown Vancouver	40 Mins
Vancouver Airport	20 Mins
Highway 91	3 Mins
DeltaPort	27 Mins
US Border	35 Mins

# Property Overview

## FLOOR PLAN



### UNIT 128/138/148

Warehouse	7,588 SF
Office Area	1,897 SF
Total Area	9,485 SF

### UNIT 248/268

Warehouse	8,320 SF
Office Area	2,516 SF
Total Area	10,836 SF



## OVERVIEW

Available Units	Unit 128/138/148 - Unit 248/268
Availability	Within 60 days
Zoning	I-2 (Medium Impact Industrial)

## FEATURES

- ▶ 22' clear ceiling height
- ▶ Six (6) dock loading doors
- ▶ Concrete tilt-up construction
- ▶ Fully sprinklered
- ▶ Overhead gas fired heating units in the warehouse
- ▶ 500 lbs per square foot floor loads
- ▶ Three phase electrical service
- ▶ Ample parking and truck maneuvering room



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