

FOR LEASE

UNIT 300

**1628 DERWENT WAY
DELTA, BC**

Developed by **Beedie/**



OPPORTUNITY

To lease 14,644 SF of warehouse and office space on Annacis Island.

Strategically located in Annacis Business Park, 1628 Derwent Way is within a 5-minute drive to the Alex Fraser Bridge and the Highway 91/South Fraser Perimeter Road Interchange, allowing for convenient access to all municipalities within Metro Vancouver.

CONTACT

CASEY BELL

Personal Real Estate Corporation
604 340 3173
casey.bell@jll.com

JONATHAN JASSEBI

Personal Real Estate Corporation
778 883 8667
jonathan.jassebi@jll.com



2150-510 West Georgia Street
Vancouver, BC V6B 0M3
604 998 6001
www.jll.ca

UNIT 300

**1628 DERWENT WAY
DELTA, BC**

MARKETING PLAN 

AVAILABLE AREA

MAIN FLOOR WAREHOUSE
11,175 SF

MAIN FLOOR OFFICE
3,126 SF

MEZZANINE
343 SF

TOTAL
14,644 SF



AVAILABLE FOR OCCUPANCY
November 1, 2025



LEASE RATE
Contact listing agents



ADDITIONAL RENT (2024 ESTIMATE)
\$5.48 PSF + 5% management fee

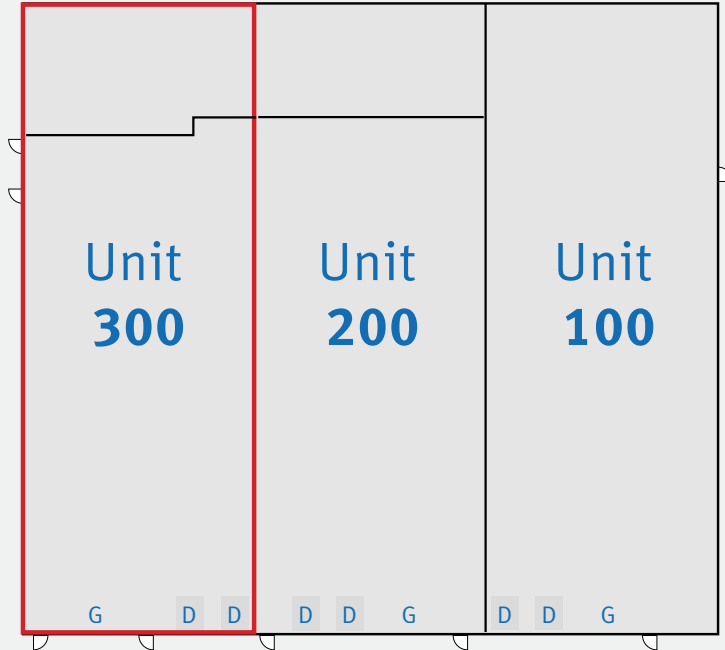


ZONING
I2 Medium Impact Industrial

BUILDING FEATURES

- 2 dock doors & 1 grade door
- 26' clear ceiling height
- 13 allocated parking stalls
- NFPA sprinklers throughout
- 3-Phase electrical service: 100A 347/600V
- Professionally built & managed by Beedie

DERWENT WAY



LEGEND

D = Dock Loading **G** = Grade Loading



Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. E.&O.E. ©2024, Jones Lang LaSalle. All rights reserved. *Personal Real Estate Corporation | www.jll.ca

