

FOR SALE

904 CLIVEDEN AVENUE

DELTA, BRITISH COLUMBIA

OWNER-USER OPPORTUNITY

- 69,137 sf Manufacturing Facility on 3.30 acres of land
- Strategic Location on Annacis Island
- 20,384 sf of Temperature-Controlled Freezer and Cooler Area



THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) has been retained on an exclusive basis to offer a 100% freehold interest in an institutionally owned and managed food manufacturing and distribution facility located at 904 Cliveden Avenue, Delta (the “Property”).

The Offering is located within the thriving industrial hub of Annacis Island and encompasses 69,137 square feet of production, freezer, cooler, and warehouse space on a substantial 3.30 acre parcel. 904 Cliveden Avenue benefits from its strategic location in the geographic center of Metro Vancouver and at the intersection of 4 of Metro Vancouver’s largest municipalities: Delta, Richmond, Burnaby, and Surrey. Access to these municipalities as well as DeltaPort (25 mins), YVR Airport (20 mins),the USA Border (25 mins), and Downtown Vancouver (35 mins) is generously offered via its strategic location in close proximity to Highway 91, Highway 99, Highway 17 (South Fraser Perimeter Road), and Highway 1 (TransCanada Highway).

The Property will be fully vacated upon the current lease expiration on September 4, 2024, offering owner-users a rare opportunity to occupy 100% of the area within a short time frame or for investors to immediately capitalize on market rents through a value-add exercise or re-leasing of the area. The existing building improvements include an adaptable food manufacturing facility encompassing 12,846 sf of office area, 14,329 sf of temperature-controlled freezer area, 6,055 sf of cooler area, and 35,907 sf of flexible production and warehouse area. With clear heights ranging from 18’ to 26’, eight (8) dock level loading doors, and one (1) ramped drive-in door, the Property is highly functional and can accommodate a wide range of manufacturing and distribution users.



INVESTMENT HIGHLIGHTS

HIGHLY VISIBLE 69,137 SQ.FT OWNER-USER OPPORTUNITY ON 3.30 ACRES

The Property can be accessed via vacant possession on September 5, 2024 for owner-user occupants or investors looking for value-add opportunities through re-leasing the space. The Property is an operational manufacturing and distribution facility, containing eight (8) dock level loading doors and one (1) ramped drive-in door, accommodating trailers up to 53’ in length.

ESTABLISHED BUSINESS PARK WITH EXCEPTIONAL MARKET FUNDAMENTALS

The Property is located on Annacis Island (Delta), one of Metro Vancouver’s most coveted industrial areas which encompasses approximately 1,300 acres of industrial zoned land. As of Q4 2023, the Delta industrial submarket has a vacancy rate of 1.3% and consequently, has continued to see significant growth in year-over-year rents due to strong demand from both small-to-mid sized businesses and large-scale corporations.

HIGHLY SPECIALIZED FOOD MANUFACTURING AND DISTRIBUTION SPACE

904 Cliveden Avenue has historically been utilized as a full-service food production facility for a number of high-quality and diverse manufacturers. The building encompasses 14,329 sf of freezer area and 6,055 sf of cooler area for storage of manufacturing inputs and outputs, and allows for a high output production facility due to its 1,600 amp, 480 volt, 3 phase power capacity.

INSTITUTIONALLY OWNED AND MANAGED WITH SUBSTANTIAL AMOUNT OF RECENT CAPITAL UPGRADES

904 Cliveden has benefited from high quality, institutional ownership and management over the last decade. Recent capital upgrades to the Property include a ~\$1,900,000 roof replacement with completion expected in Q2 2024, with costs fully borne by the current landlord.



MARKET SNAPSHOT

Q4 2023 DELTA HIGHLIGHTS

1.3% Vacancy Rate	\$22.08 PSF Avg Direct Net Asking Rent
6.6% YoY Rent Growth	56,734 sf 2023 Completions

Source: JLL Research, Costar

THE LOCATION

904 Cliveden Avenue is located approximately 16 kilometres southeast of Downtown Vancouver in the bustling industrial node of Annacis Island in Delta. The island’s central location within Metro Vancouver and superior highway access to major transportation nodes combine to make it one of the most desired industrial locations for occupiers in the market today.

Within the City of Delta, the Property is located on Annacis Island, which along with the Tilbury industrial node makes up the majority of industrial-zoned land within the municipality. Annacis Island lies within the south arm of the Fraser River and is connected to the mainland via a Highway 91 interchange, providing ample access south to the rest of Delta and Surrey and north to Richmond, Burnaby, and Vancouver. The 1,300 acre island is home to many prominent local and international corporations including Amazon, PepsiCo, Trail Appliances, Miele, Sleeman Breweries, UPS, Wallenius Wilhelmsen, and Gordon Food Services.

SALIENT DETAILS



PID(S)

018-057-641



LEGAL
DESCRIPTION

LOT 2, PLAN LMP8272, DISTRICT
LOT 351, GROUP 1, NEW
WESTMINSTER LAND DISTRICT



ZONING

I-2 Industrial



SITE SIZE

3.30 Acres



YEAR BUILT
(ADDITIONS)

1972 (1999, 2005)



BUILDING SIZE

14,329 sf – Freezer
6,055 sf – Cooler
12,846 sf – Office
35,907 sf – Production & Warehouse
69,137 sf – Total Area



CEILING HEIGHT

18' to 26' Clear



LOADING DOORS

8 Dock Loading Doors
1 Ramped Grade Loading Door



AVAILABLE
POWER

1,600 Amp, 480 Volt, 3 Phase,
3 Wire



CURRENT
OCCUPANCY
STATUS:

The Property is currently leased to
Cerelia Bakery who has subsequently
sub-leased the Property to Big
Mountain Foods



VACANT
POSSESSION

Please contact listing agents



FINANCING

Available Clear Title

PRODUCTION & WAREHOUSE AREA



COOLER AREA



FREEZER AREA





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