

Reduced Rate + Bonus Second Floor Office Area

766 Cliveden Place

FOR LEASE

35,607 SF quality warehouse and office space with dock and grade loading

Unit 150 - 766 Cliveden Place
Delta, BC



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OVERVIEW

766 Cliveden Place is conveniently located just north of Cliveden Avenue on the west side of Annacis Island, just off the Highway 91 interchange. Annacis Business Park is favoured by many local, national, and international firms due to its central location and excellent accessibility to all areas in the Lower Mainland. Kingswood II's proximity to major transportation routes will facilitate greater efficiency in any tenant's operations. Highway 91 and the east/west connector provide easy access to all of Greater Vancouver and the USA.



26' clear ceiling height



7 dock doors with levelers
2 grade doors



Ample maneuvering room for semi-trailers



Three phase power



ESFR sprinkler system



Tilt-up concrete construction



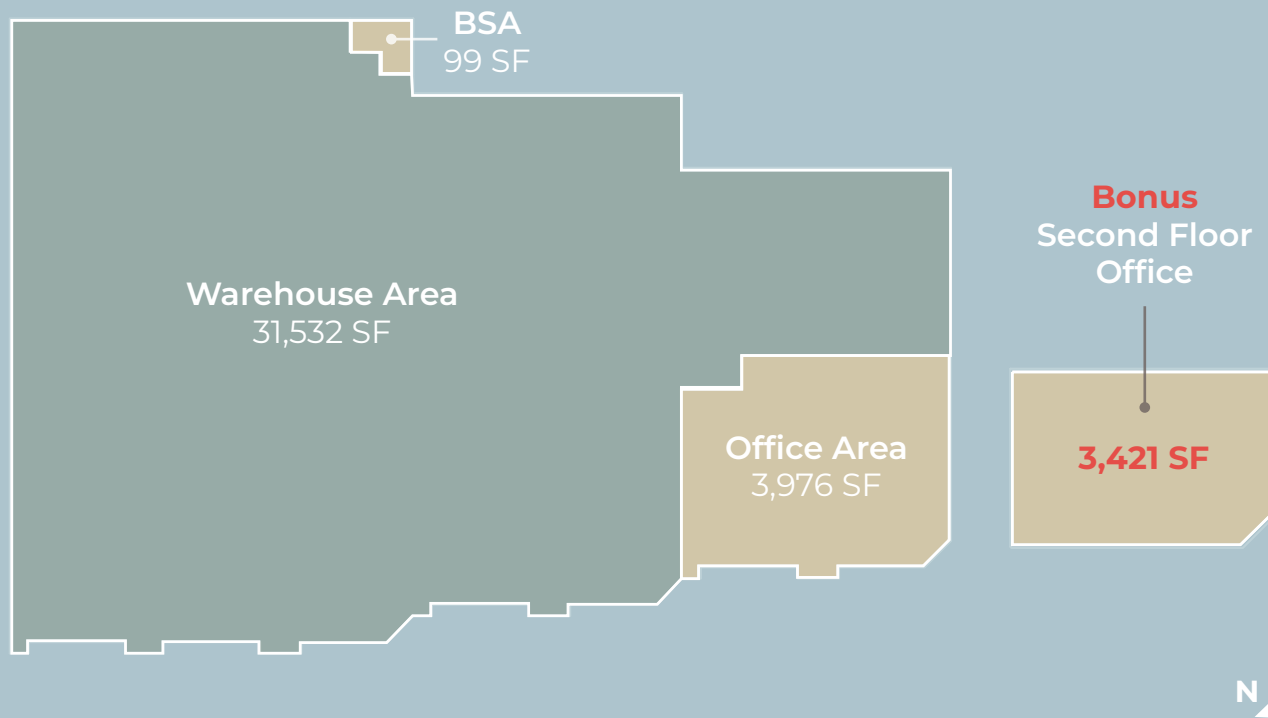
Gas-fired forced air heaters in warehouse



Office space fully finished with HVAC, lunchroom, boardroom and private offices



FLOOR PLAN 35,607 SF



Unit 150

766 Cliveden Place

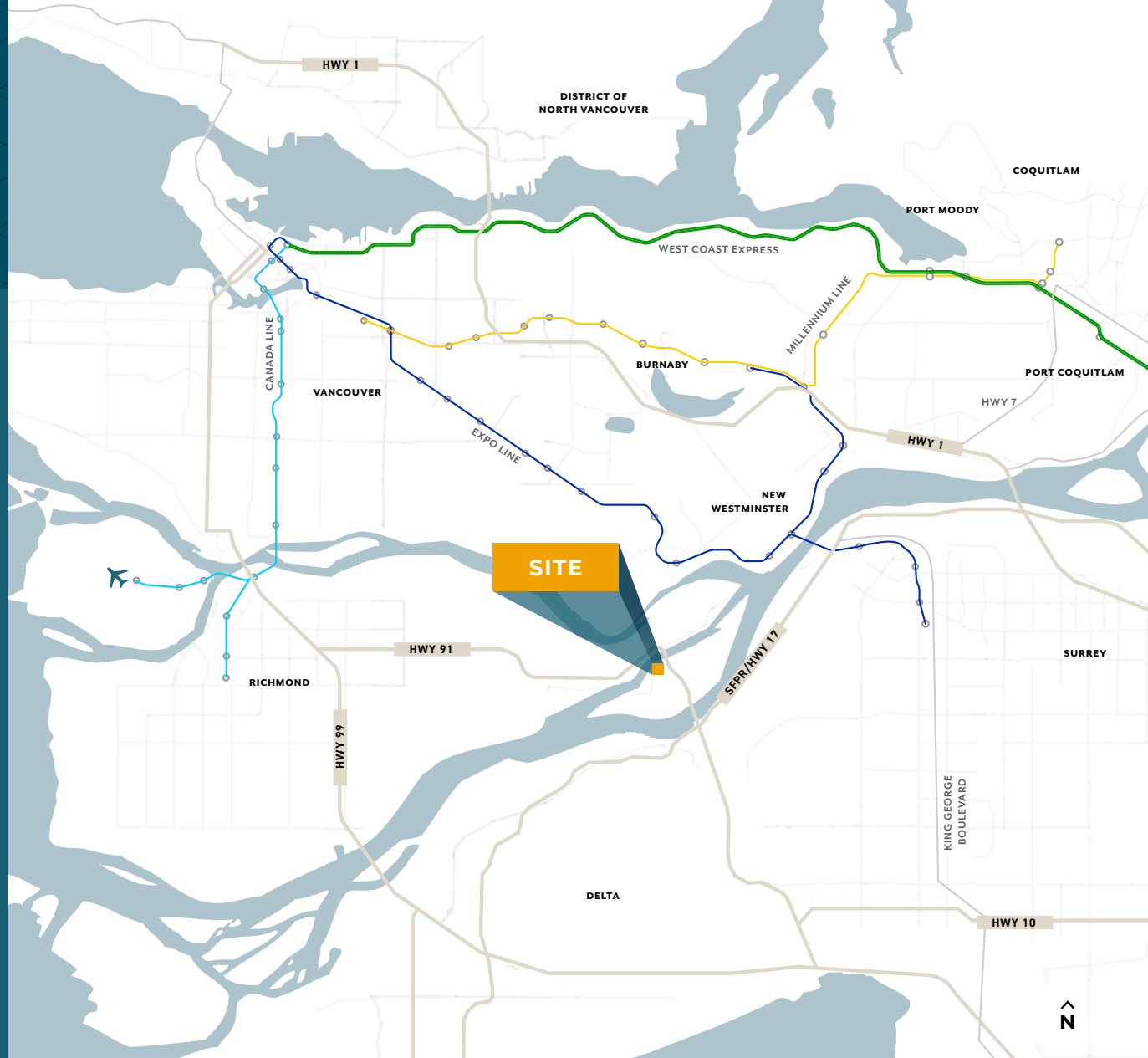
Warehouse	31,532 SF
Ground Floor Office	3,976 SF
Bonus Second Floor Office	3,421 SF
Building Services Area	99 SF
Rentable Area	35,607 SF

Lease Rate (PSF)	\$18.25 \$16.95
Operating Costs (PSF) (2025 estimate)	\$6.81 + (5% base rent management fee)
Zoning	I-2 Industrial
Availability	Immediately

766 Cliveden Pl Delta, BC

DRIVE TIMES

HIGHWAY 91	2 min
VANCOUVER INTL. AIRPORT	20 min
DELTA PORT	20 min
TSAWWASSEN FERRY TERMINAL	20 min
CANADA/US BORDER	25 min
DOWNTOWN VANCOUVER	30 min



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