

FOR LEASE

1538

CLIVEDEN AVE  
DELTA, BC

UNIT 288

3,612 SF

WAREHOUSE & OFFICE  
SPACE WITH  
TWO (2) DOCK DOORS





# Highlights



LEASE RATE  
**\$18.50 PSF**



ADDITIONAL RENT  
**\$5.91 PSF**



AVAILABLE  
**Within 30 days**



CEILING HEIGHT  
**22' clear**



LOADING  
**Two (2) dock doors**



ZONING  
**I-2 Medium Impact Industrial**



POWER  
**3-phase electrical service**



HEATING  
**Overhead gas fired heating units in the warehouse**



FLOOR LOADS  
**500 lbs per square foot**



PARKING  
**Ample parking and truck maneuvering room**



SPRINKLERS  
**Fully sprinklered**



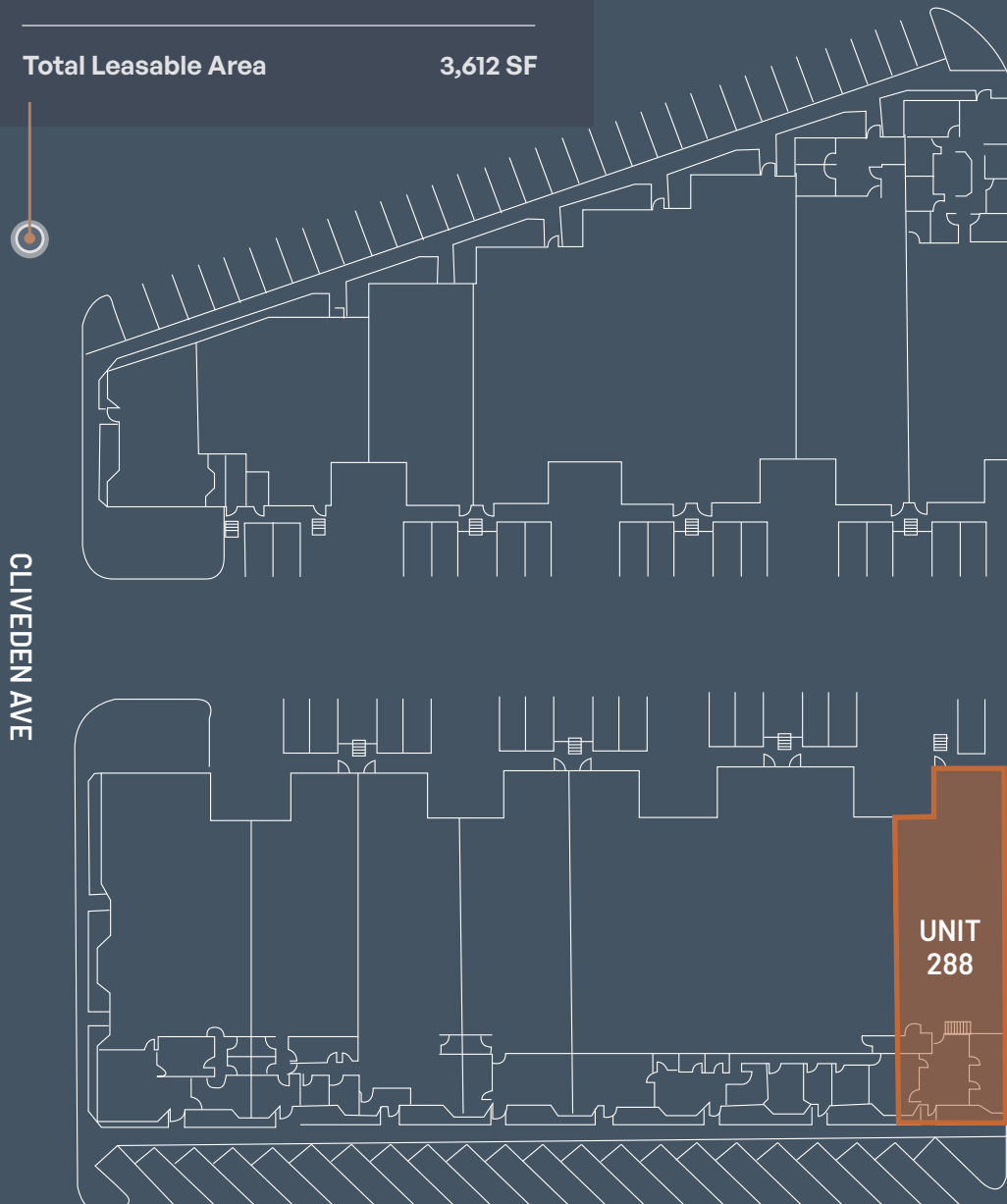
CONSTRUCTION  
**Concrete tilt-up**



# Floor Plan

## Unit 288

Warehouse	2,800 SF
Office	812 SF
*Bonus Additional Mezzanine	875 SF
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Total Leasable Area	3,612 SF



CLIVEDEN AVE



## 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.





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