

Flexible lease
terms up to 5 years

For lease

600 Derwent Way, Delta, BC

19,708 SF Freestanding Facility on 1.09 Acres on Annacis Island



Opportunity

To lease 19,708 SF on 1.094 acres at 600 Derwent Way in the north Delta Annacis Island area. This freestanding facility features both dock and grade loading, 24' clear ceiling heights, and heavy three phase power supply.



Highlights

- ✓ 6 private offices, lunch room, open plan office, and showroom
- ✓ Air conditioned office
- ✓ Fully sprinklered
- ✓ Gas fired heating in warehouse
- ✓ Painted walls in warehouse
- ✓ 25 parking stalls



Lease Rate:
**\$16.95 PSF per annum,
fully net**



Loading:
**3 dock loading doors
1 grade loading door**



Available Area:
**Main Floor/Warehouse: 14,628 SF
Second Floor Office: 5,080 SF
Total: 19,708 SF**



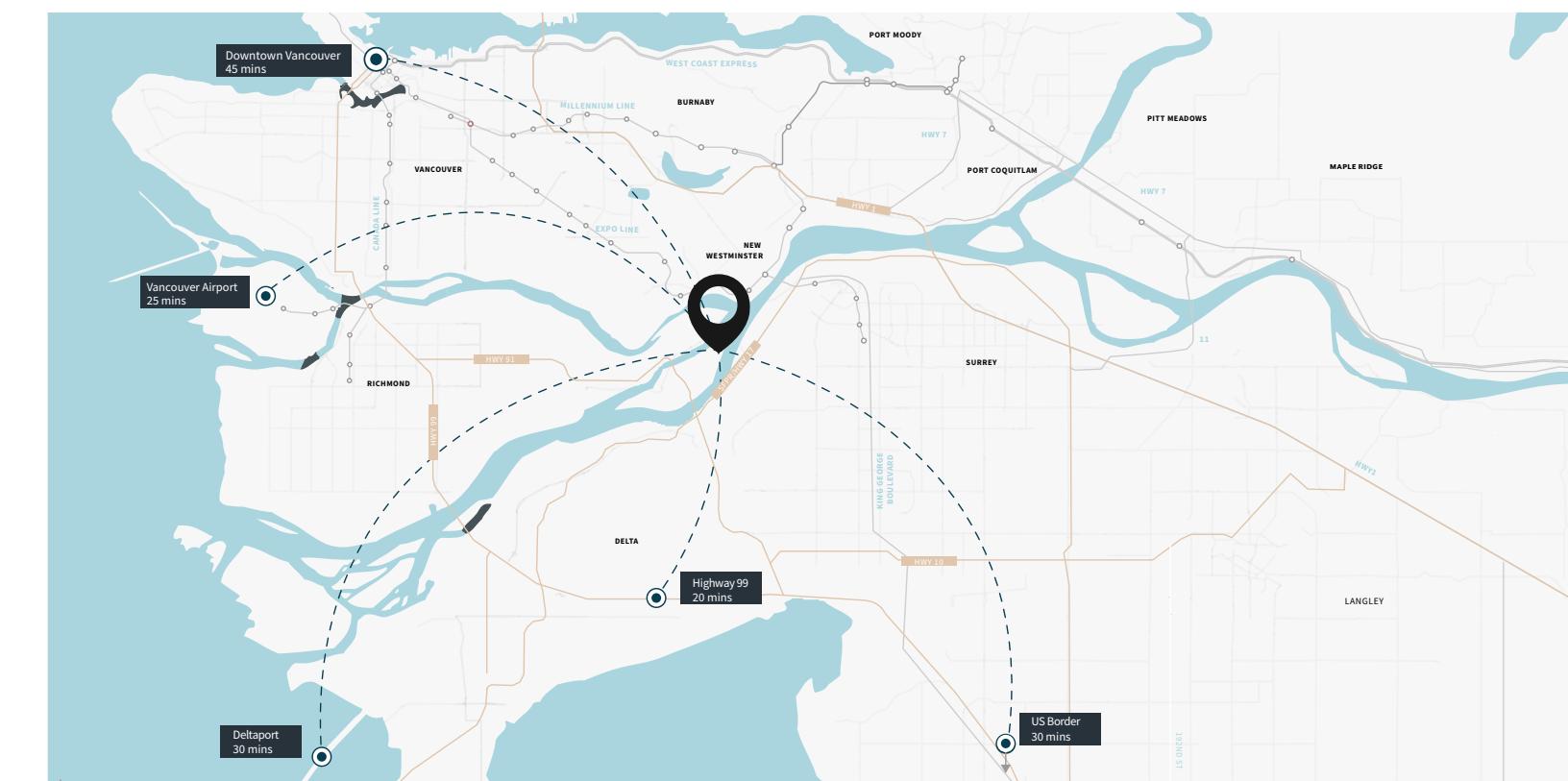
Zoning:
**I2 (Medium Impact Industrial) which
allows for a wide range of manufacturing,
storage, and distribution uses.**



Site Size:
1.094 acres



Ceiling Heights:
24' ceiling height in the warehouse



Location

Situated within the popular Annacis Island area of north Delta, the subject property provides convenient connectivity to Metro Vancouver and the US border via key transportation corridors including Highway 17 (South Fraser Perimeter Road), Highway 99, and Highway 91. Annacis Island represents a well-established industrial hub with excellent highway access and proximity to the Ports.

Deltaport (30 min drive)

Alex Fraser Bridge

Annacis Highway

Highway 17



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