



For Lease

1372 & 1388 Cliveden Avenue

DELTA BC

47,619 SF to 96,045 SF of
industrial warehouse space





1372 & 1388 CLIVEDEN AVENUE

Region-wide reach and streamlined operations from Delta

LEASE RATE

\$14.95 PSF

Year 1 Incentive Rate

ADDITIONAL RENT

\$6.73 PSF













including management (2026)

Unit 1372 and Unit 1388 Cliveden Avenue are located within Cliveden Centre 2 in Annacis Business Park, Delta, British Columbia.

The property offers convenient access via the Highway 91 interchange, providing efficient connections to major routes throughout Metro Vancouver. Annacis Business Park is situated in the geographic centre of Metro Vancouver, making it a well-established location for distribution, logistics, and light industrial users.



BUILDING AMENITIES

-  47,619 SF to 96,045 SF warehouse
-  Ample on-site parking
-  Multi-modal logistics connections
-  26' clear ceiling height
-  11 dock, 2 grade, and 5 rail doors
-  8,559 SF office area
-  HVAC throughout office
-  Gas-fired unit heating in warehouse
-  Sprinklered building
-  800 amps / 600 volts / 3-phase power
-  I-2 Zoning
-  Available immediately






FIND YOUR BUSINESS' NEW HOME IN

One of Western Canada's most dynamic industrial hubs

Annacis Island in Delta offers a unique advantage at the centre of Metro Vancouver's trade and logistics network. With a strong labour force rooted in transport and trade, companies stand to benefit from reliable staffing to support their logistics and warehousing operations.

The area's proximity to road, rail, port, and air transportation corridors connects Cliveden Centre 2 to consumers in Richmond, Surrey, US border and the wider Vancouver area.

DEMOGRAPHICS

-  **108,000** total population (June 2025)
-  **64.2%** population (15+ years) in labor market
-  **2.6M** population in metro Vancouver
-  **\$90,000** average total family income
-  **64.3%** population aged between 15-64 years

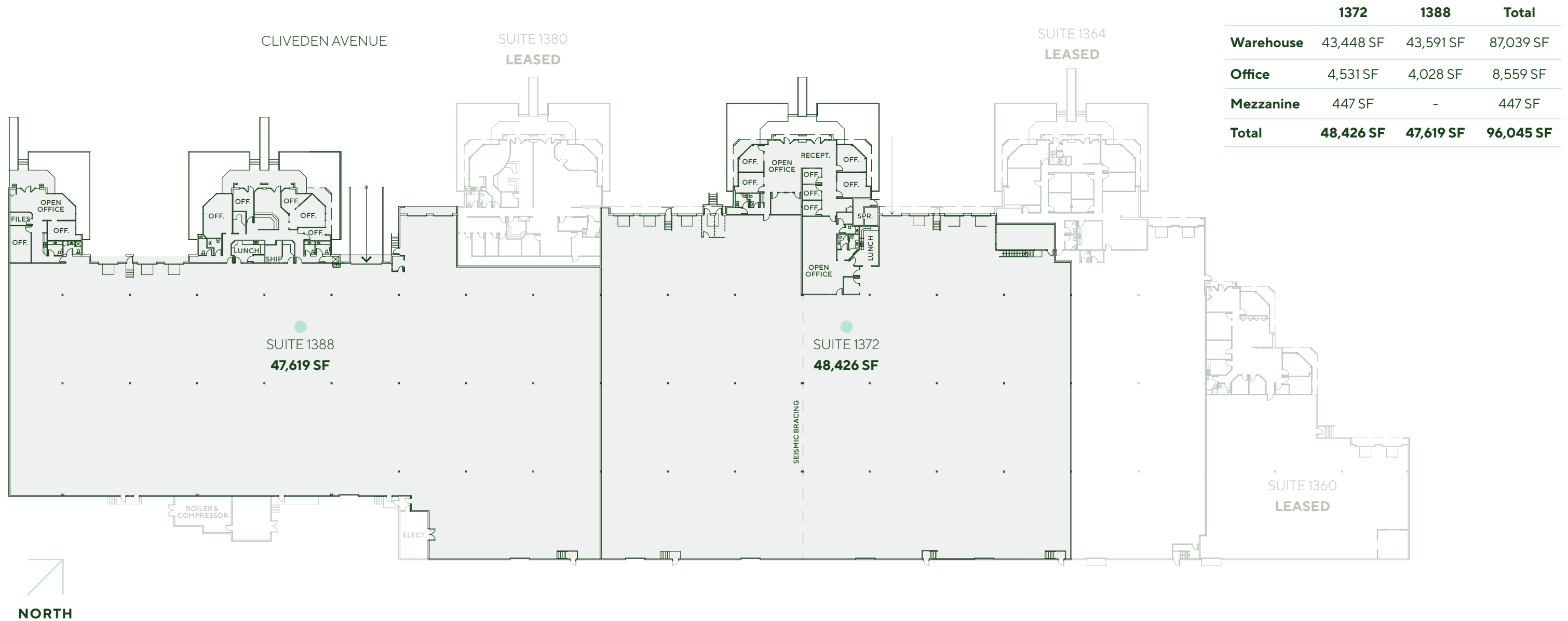


FLOOR PLANS

Efficient warehouse workflows

A contemporary complex built for logistics, 1372 and 1388 Cliveden Avenue at Cliveden Centre 2 keeps freight moving and teams connected so you can pick, pack and ship with confidence every day.

Operations are supported by **26' clear heights, 11 dock, 2 grade and 5 rail doors, efficient building specifications, and ample on-site parking.**





cliveden
CENTRE II

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