

FOR SUBLEASE

1538

CLIVEDEN AVE
DELTA, BC

UNIT 238

3,612 SF

WAREHOUSE & OFFICE
SPACE WITH
TWO (2) DOCK DOORS



Highlights

- 

LEASE RATE
\$19.00 PSF
- 

ADDITIONAL RENT
\$6.35 PSF
- 

AVAILABLE
Immediately, with lease expiry on July 31, 2028
- 

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
- 

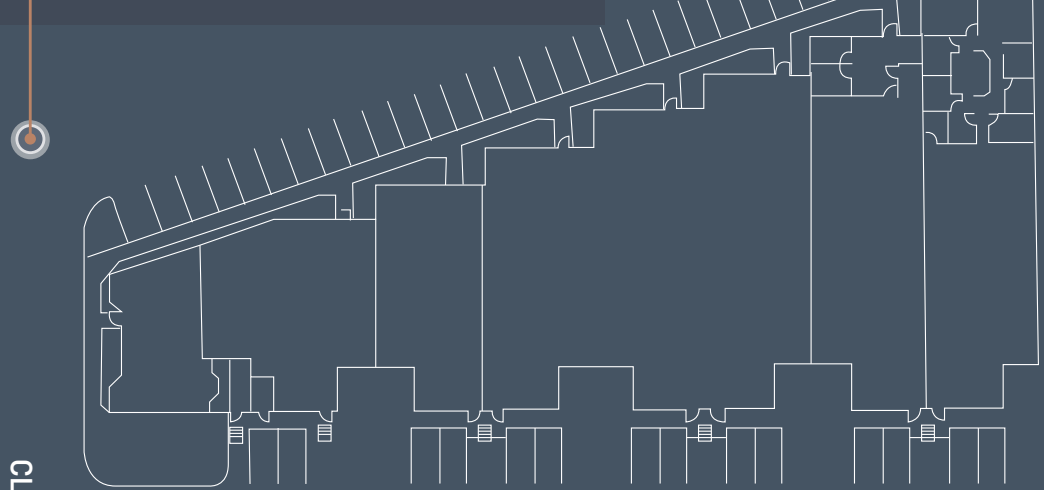
CONSTRUCTION
Concrete tilt-up



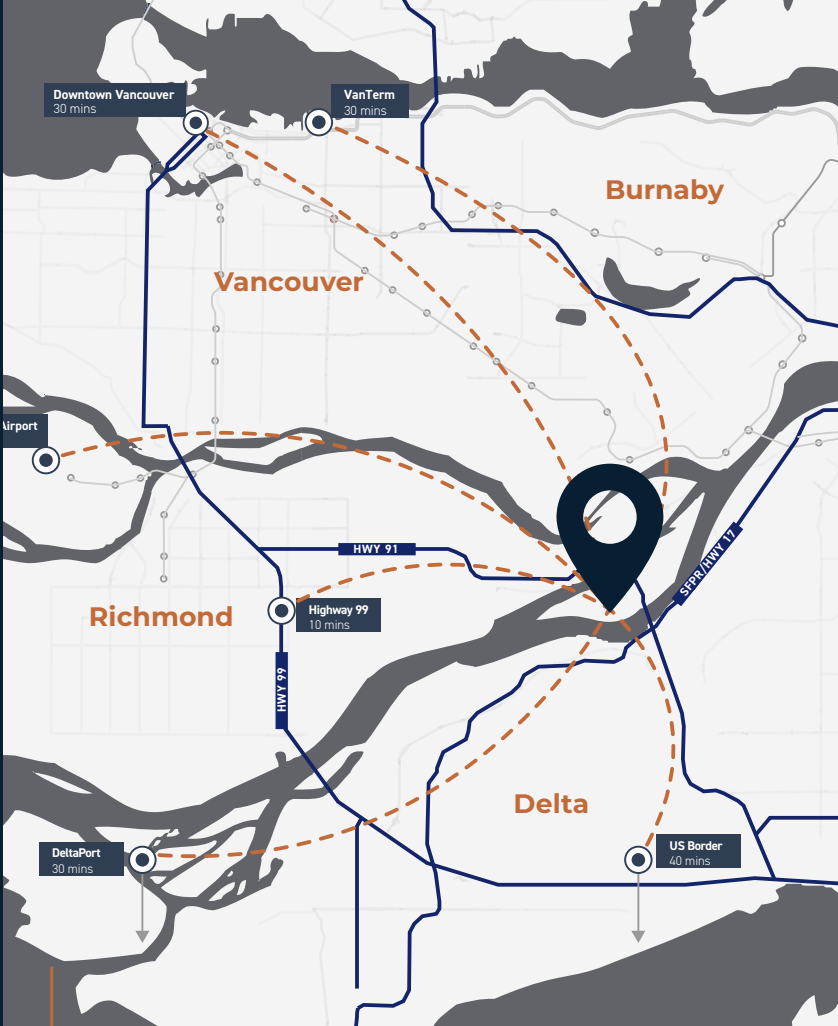
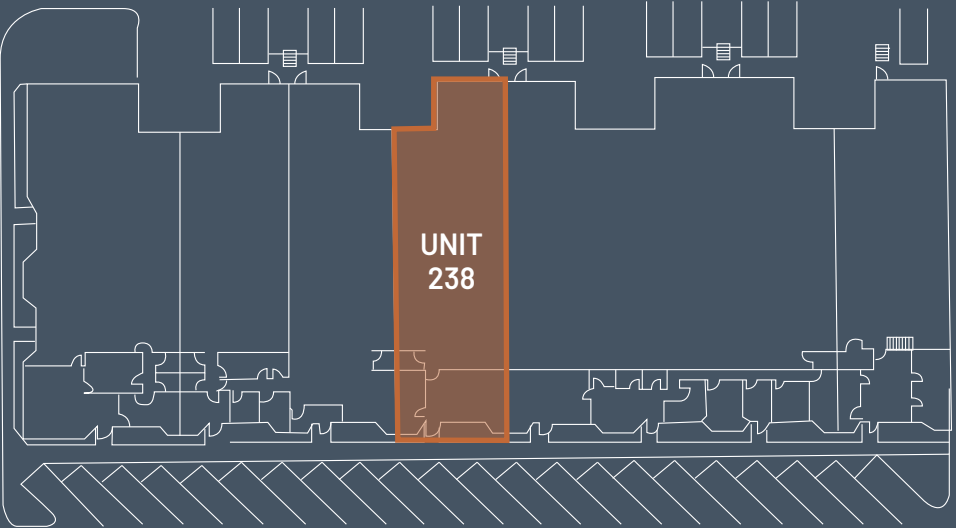
Floor Plan

Unit 238

Warehouse	2,800 SF
Office	812 SF
*Bonus Additional Mezzanine	875 SF
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 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.



Jonathan Jassebi
Vice President
+1 778 883 8667
jonathan.jassebi@jll.com

Personal Real Estate Corporation



jll.com
510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3
Jones Lang LaSalle Real Estate Services, Inc.



Click/Scan to
View Team Listings

© 2026 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.