

FOR LEASE

UNIT 100

**1628 DERWENT WAY
DELTA, BC**

Developed by **Beedie/**



OPPORTUNITY

To lease 14,440 SF of warehouse and office space on Annacis Island.

Strategically located in Annacis Business Park, 1628 Derwent Way is within a 5-minute drive to the Alex Fraser Bridge and the Highway 91/South Fraser Perimeter Road Interchange, allowing for convenient access to all municipalities within Metro Vancouver.

CONTACT

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UNIT 100

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MARKETING PLAN 

AVAILABLE AREA

MAIN FLOOR WAREHOUSE
11,880 SF

MAIN FLOOR OFFICE
2,560 SF

TOTAL
14,440 SF



AVAILABLE FOR OCCUPANCY
March 1, 2027



LEASE RATE
\$18.95 PSF

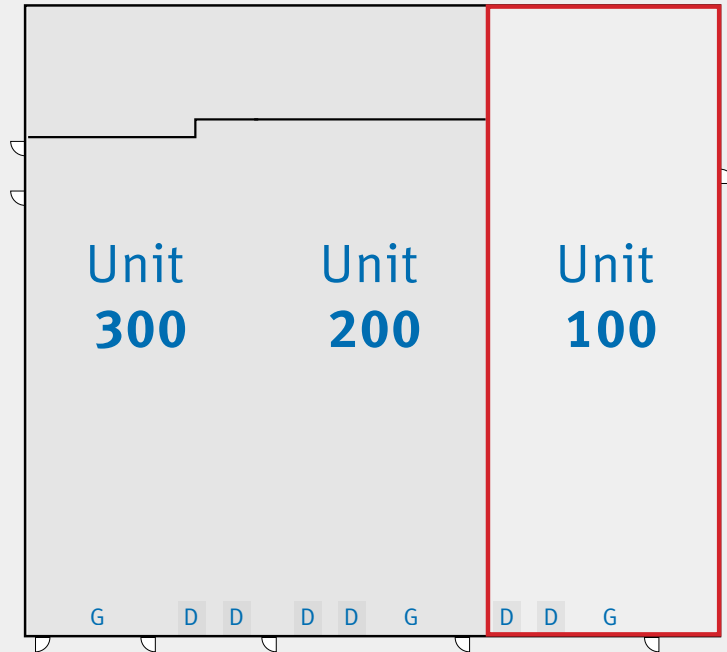


ADDITIONAL RENT (2026 EST)
\$7.50 PSF (including management fee)



ZONING
I2 Medium Impact Industrial

DERWENT WAY



LEGEND

D = Dock Loading **G** = Grade Loading

BUILDING FEATURES

- 2 dock doors & 1 grade door
- 26' clear ceiling height
- 15 allocated parking stalls
- NFPA sprinklers throughout
- 3-Phase electrical service: 100A 347/600V
- Professionally built & managed by Beedie



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