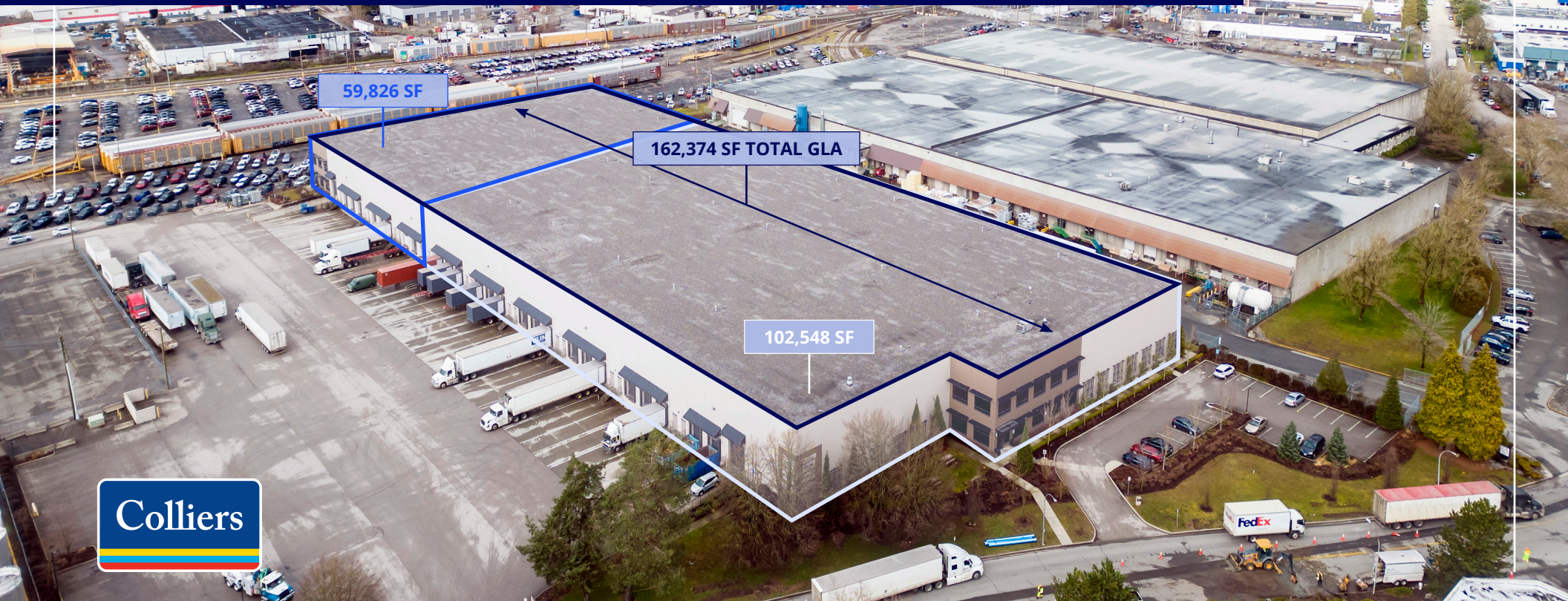


FOR LEASE

1005 Derwent Way, Delta

59,826 SF to 162,374 SF Available in Annacis
Island's Premier Tier-1 Distribution Centre



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Proudly owned by Grosvenor,
the original developer of
Annacis Island since 1952



Accelerating success.

Opportunity

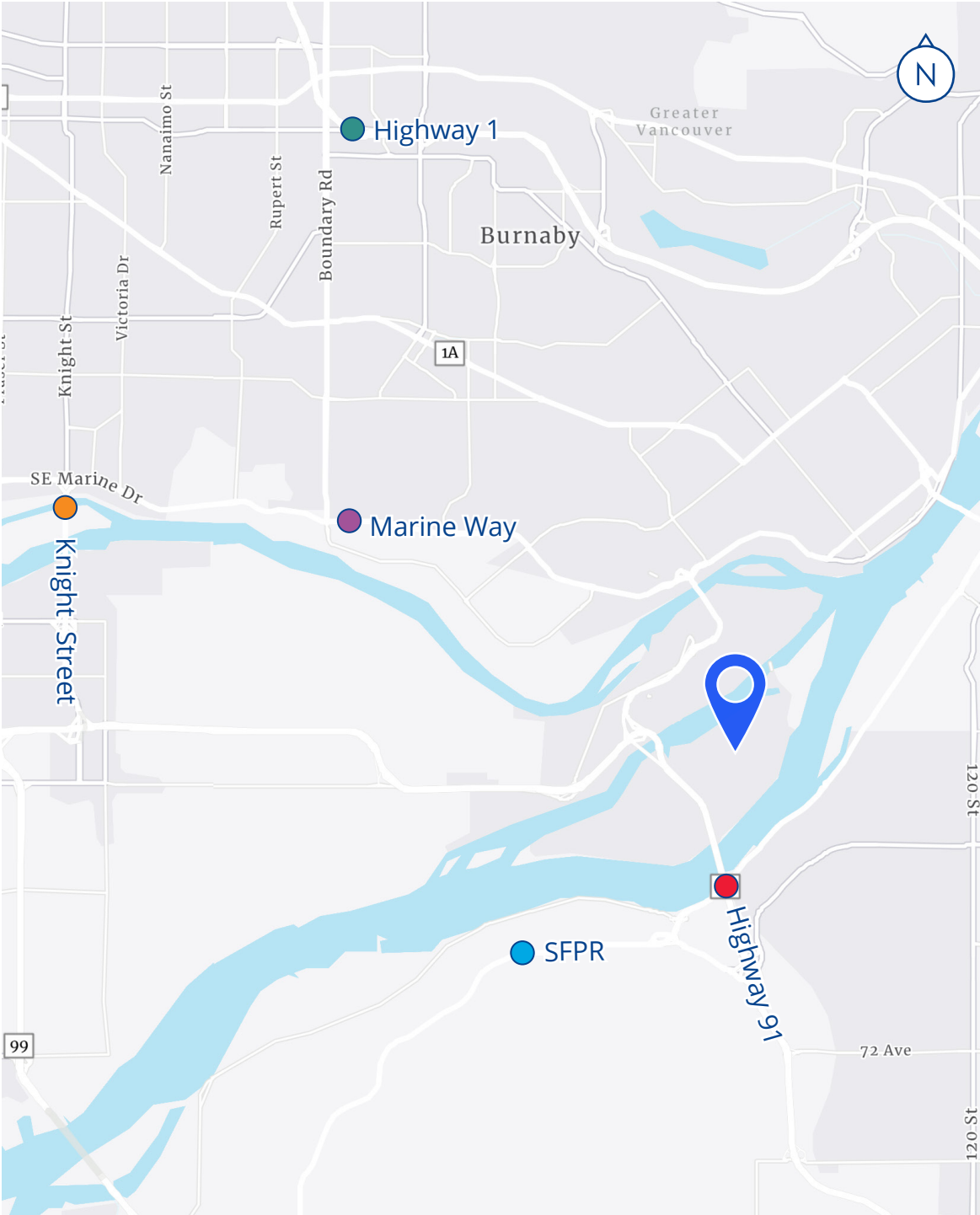
59,826, 102,548 or 162,374 SF of tier-1 distribution space available for lease on Annacis Island, Delta.

Designed and professionally maintained by Grosvenor, an international property company with 345+ years of experience, this highly efficient warehouse boasts market-leading specifications, offering 59,826 SF ready for immediate occupancy and an additional 102,548 to 162,374 SF available starting March 1, 2026.

Location

1005 Derwent Way is easily accessed from the Highway 91 interchange into Annacis Business Park via Chester Road or Audley Boulevard. Located in the geographic centre of Metro Vancouver, Annacis Business Park is a preferred hub for both import and local distribution.

- Less than 10 minutes to the South Fraser Perimeter Road
- 23 minutes to YVR
- 24 minutes to the US Border
- 26 minutes to the Port Mann Bridge
- 28 minutes to DeltaPort
- 30 minutes to 200th Street Interchange @ Highway 1
- 34 minutes to Downtown Vancouver
- Food and dining amenities next door



Building Breakdown – Unit 101

Civic Address	Unit 101 - 1005 Derwent Way, Delta, B.C.		
Zoning	I-2 (Medium Impact Industrial) permitting a wide range of industrial uses		
Building Area*	Office	2,240 SF	
	Shipping Office	325 SF	
	Warehouse	99,983 SF	
	Total:	102,548 SF	
Loading	17 dock loading doors with 8' x 10' insulated vertical lift manual overhead doors and 45,000 lb hydraulic levelers		
	1 drive-up ramp door with 12' x 14' insulated vertical lift manual overhead door		
Available	March 1, 2026		

Building Breakdown – Unit 202

Civic Address	Unit 202 - 1005 Derwent Way, Delta, B.C.		
Zoning	I-2 (Medium Impact Industrial) permitting a wide range of industrial uses		
Building Area*	Unfinished Office	1,000 SF	
	Warehouse	58,826 SF	
	Total:	59,826 SF	
Loading	9 dock loading doors with 8' x 10' insulated vertical lift manual overhead doors and 45,000 lb hydraulic levelers		
	1 drive-up ramp door with 12' x 14' insulated vertical lift manual overhead door		
Available	Immediate		

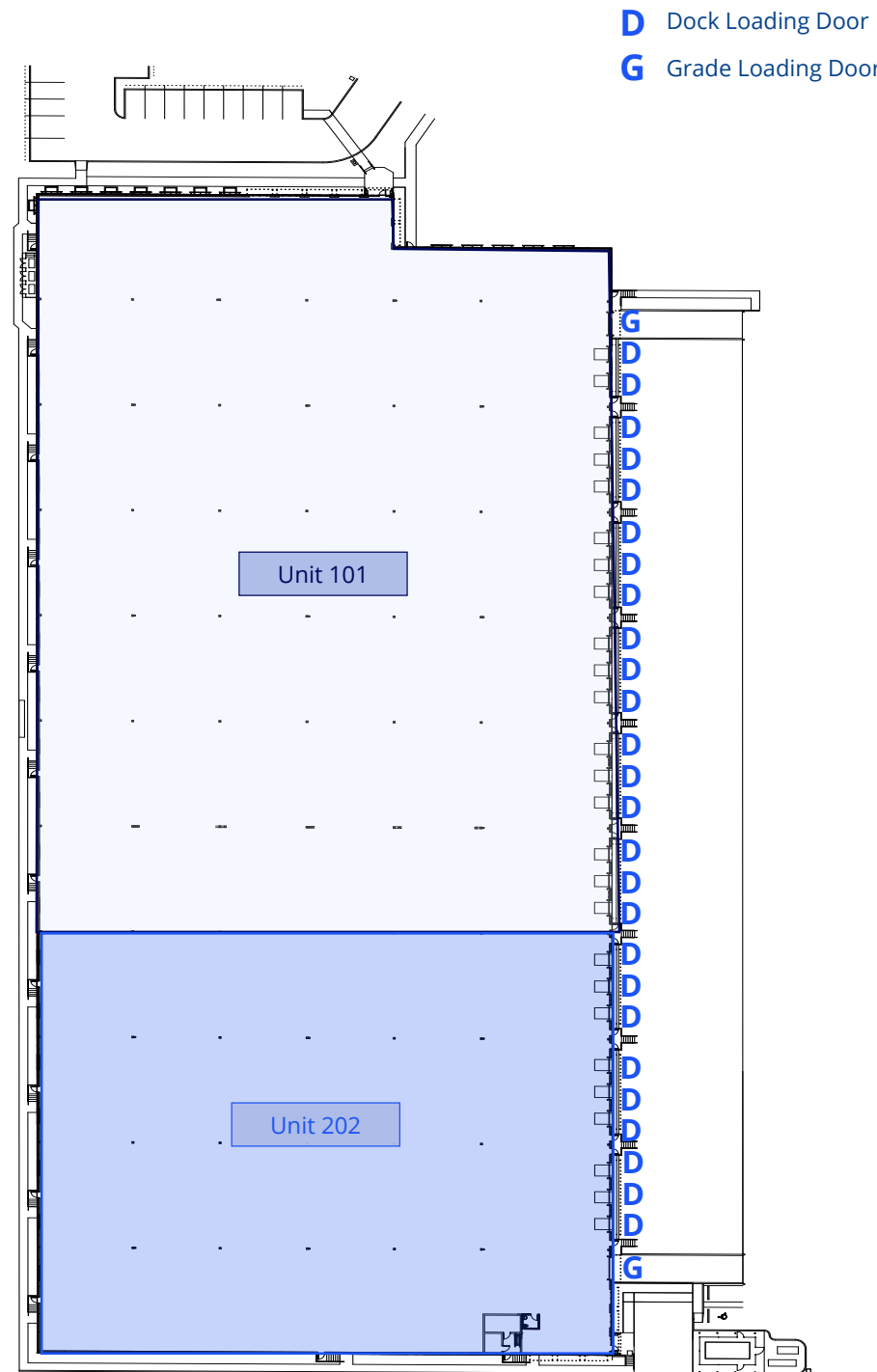
*approximate areas, to be verified



Building Breakdown – TOTAL

Building Area*	Office	3,240 SF	Loading	26 dock loading doors with 8' x 10' insulated vertical lift manual overhead doors and 45,000 lb hydraulic levelers
	Shipping Office	325 SF		
	Warehouse	158,809 SF		
	Total:	162,374 SF		
Asking Lease Rate	Please contact listing agents			2 drive-up ramp doors with 12' x 14' insulated vertical lift manual overhead door
Additional Rent (2026)	\$5.36/SF (exclusive of Management Fee)			





Property Features



- 32' clear ceiling height



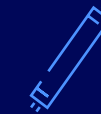
- 1,200 amp/600 volt, 3-phase electrical service



- 57' (width) x 40' (depth) column grid



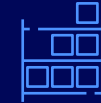
- 800 lb per SF load capacity with 16,000 lb load points



- T5 fluorescent high bay lighting with occupancy sensor controls



- Fully white-painted interior walls and ceilings



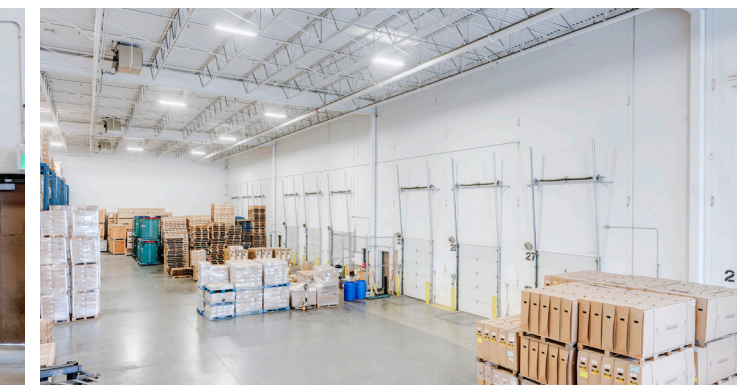
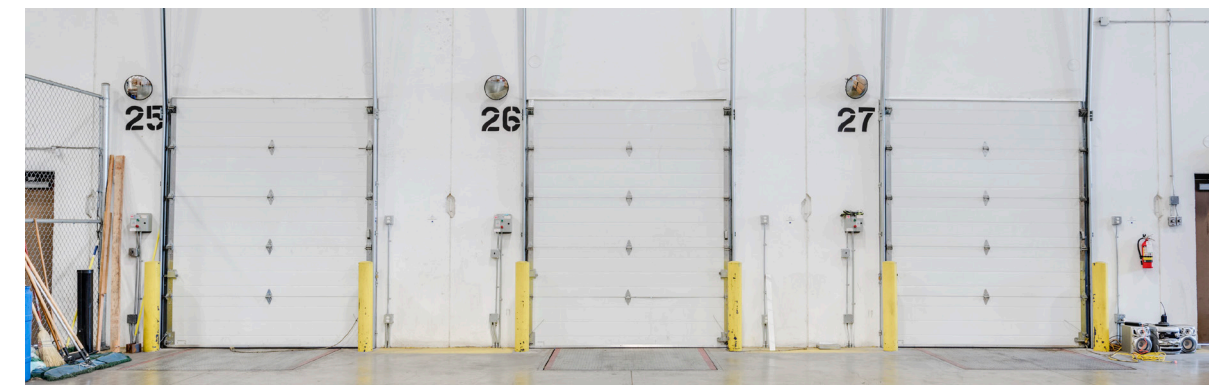
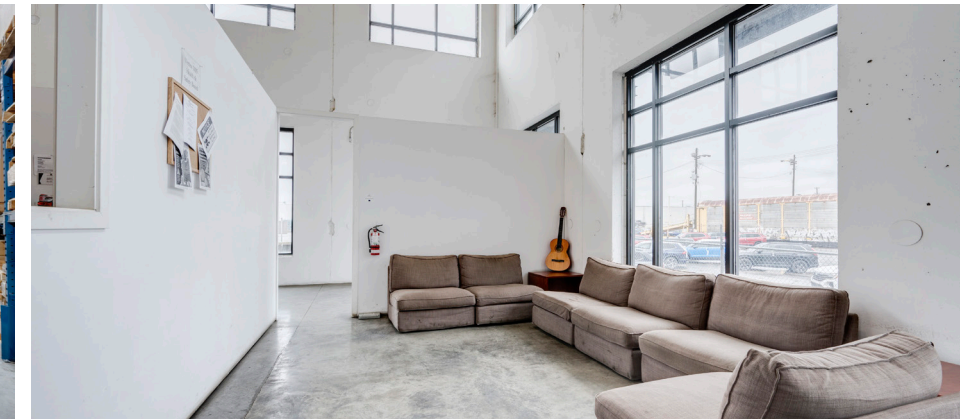
- Racking in Unit 202 available for license



- ESFR, Class I-IV Sprinkler System



- 60' staging bay





FOR LEASE

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