

# FOR SUBLEASE

**7,232 SQ FT WAREHOUSE UNIT**  
**IN KINGSWOOD BUSINESS PARK**



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**CDNGLOBAL**

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**1097 CLIVEDEN AVE**  
**DELTA, BC**

## THE LOCATION

The Kingswood Business Park is located on Annacis Island, the geographic centre of the Lower Mainland. This park is considered by many to be the premier industrial business location in the Lower Mainland. The Annacis Highway system provides a central high speed interchange taking advantage of the Alex Fraser Bridge and Highway 91, and is only a 30 minute drive to the Downtown core. The four-lane South Fraser Perimeter Road is situated just 10 minutes away and greatly enhances access to DeltaPort and the Fraser Valley.

## BUILDING FEATURES

- Concrete tilt-up construction
- Fully paved and landscaped site
- Direct exposure to Cliveden Ave
- 26' clear ceiling height
- Two (2) dock doors
- 100A/600V, 3 phase electrical service
- Mezzanine space not included in rentable area
- Ample parking

## BUILDING SQUARE FOOTAGE

Office	1,226 SF
Warehouse	6,006 SF
Total	7,232 SF

## ZONING

- I2 Industrial

## AVAILABILITY

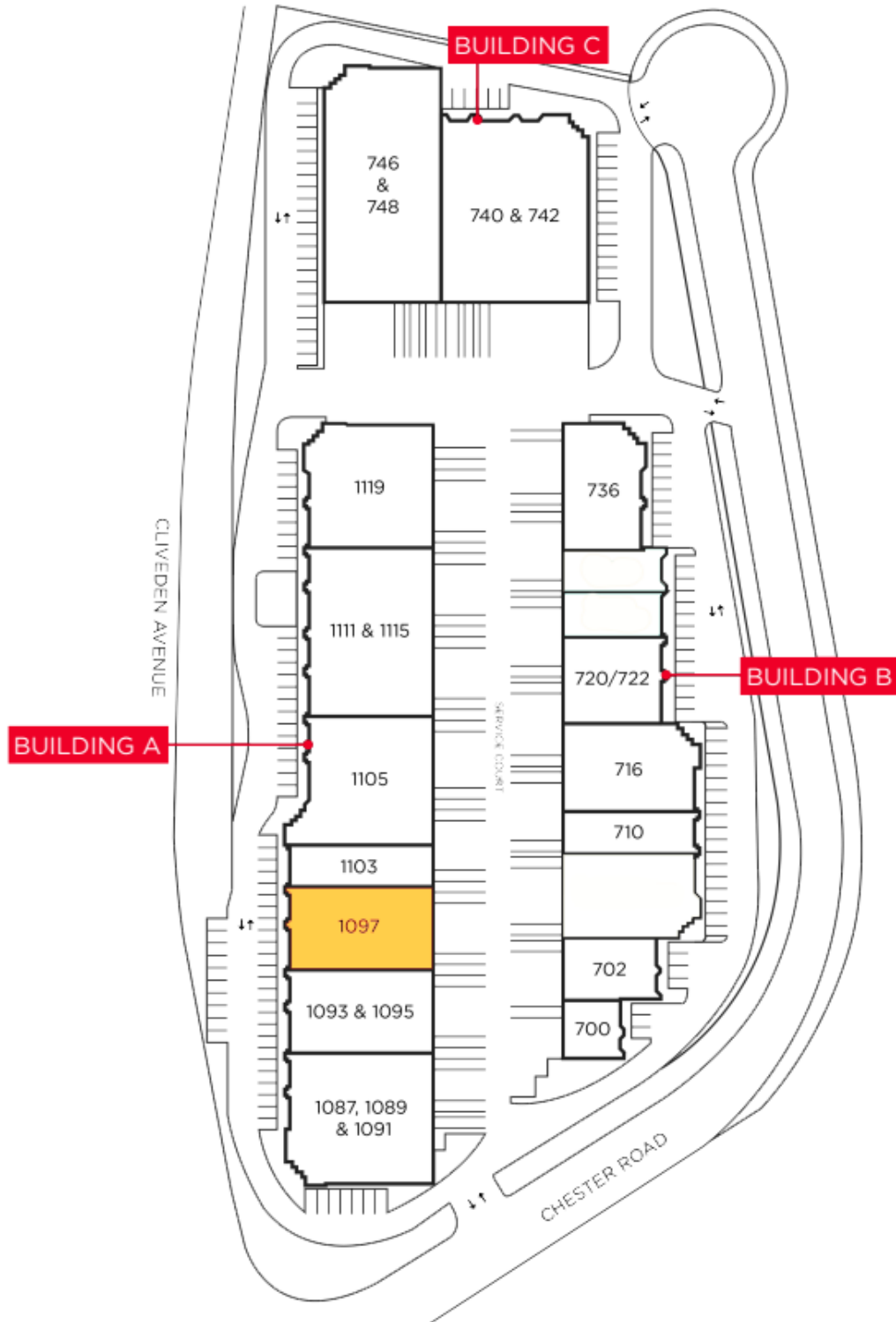
- 60 days
- Sublease Expiry: March 30, 2029

## BASIC RENT

- \$23.00 per sf per annum

## ADDITIONAL RENT

- \$5.49 per square foot (2024 est) plus 5% management fee



# PROPERTY PHOTOS



# PROPERTY LOCATION



VANCOUVER

PORT COQUITLAM



91

RICHMOND



1A

SURREY



DELTA

10

LANGLEY

99

15

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