

**AVISON
YOUNG**

For Lease

1090 Cliveden Avenue

Delta, BC



Avison Young is pleased to present an opportunity to lease 4,444 sf, to 8,535 sf of warehouse and office space on Annacis Island.

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*Ron J. Emerson Personal Real Estate Corporation

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Opportunity

Discover the opportunity to lease premium warehouse and industrial space, ranging from 4,444 sf to 8,535 sf. This modern concrete tilt-up facility offers excellent functionality to accommodate a wide range of industrial and distribution uses. This property is zoned I-2, providing flexibility for manufacturing, warehousing and logistics operations.

Strategically located in Delta, this space offers businesses a rare combination of accessibility, efficiency, and versatility in one of the region's most established industrial hubs.

Location

1090 Cliveden Avenue is centrally located in Metro-Vancouver's Annacis Business Park, with quick access to Highway 91 and the South Fraser Perimeter Road at the Alex Fraser Bridge. The SFPR connects directly to Highways 1, 91, 99 and 15, the Golden Ears Bridge, Deltaport, and the CN/CP intermodal yards.

Property details

ADDRESS

1090 Cliveden Avenue, Delta

PID

008-067-911

LEGAL DESCRIPTION

Lot 215 district lot 351 group 1 New Westminster district plan 75226

ZONING

I2 - (Heavy Industrial) permitting a wide range of general industrial uses such as manufacturing, transportation, sales and service of heavy machinery and equipment, warehousing.

YEAR BUILT

1988

BASE RENT

\$19.25 psf

ADDITIONAL RENT

\$6.27 plus 5% management fee

Property highlights

 Dock-level loading doors

 Approximately 21' ceiling heights

 Three (3) phase power

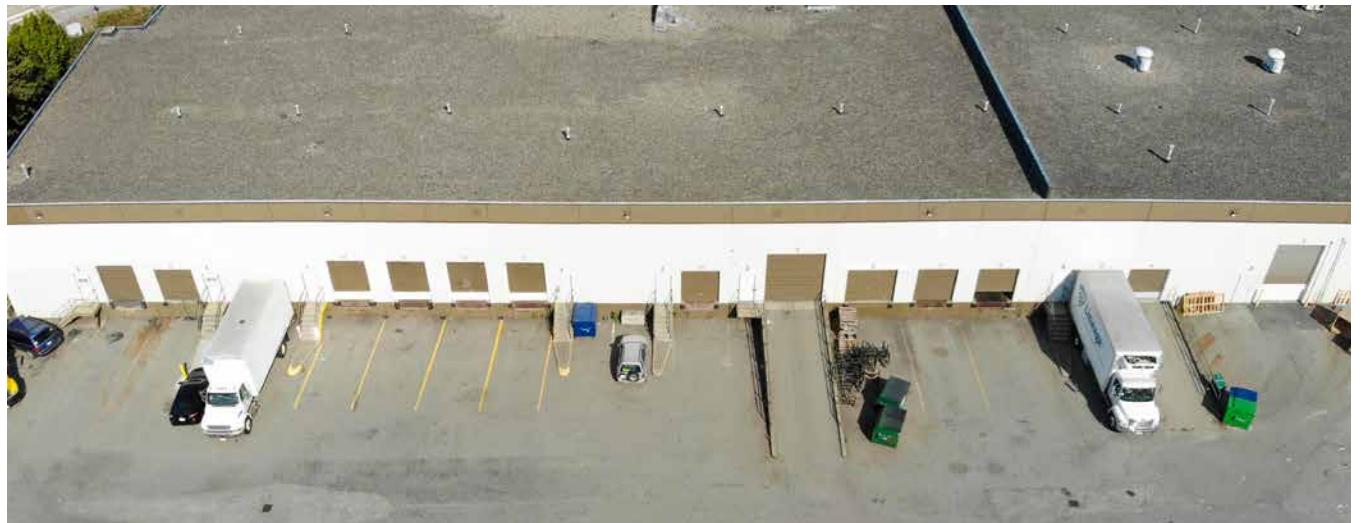
 HVAC in office area

 Gas-fired unit heaters

 Fully sprinklered

 Ample parking

 Excellent Highway signage and exposure opportunities



Availability details

UNIT 108

Warehouse 3,544 sf

Office 900 sf

Total: 4,444 sf

Equipped with one (1) dock-level loading door

UNIT 111-112

Warehouse 6,055 sf

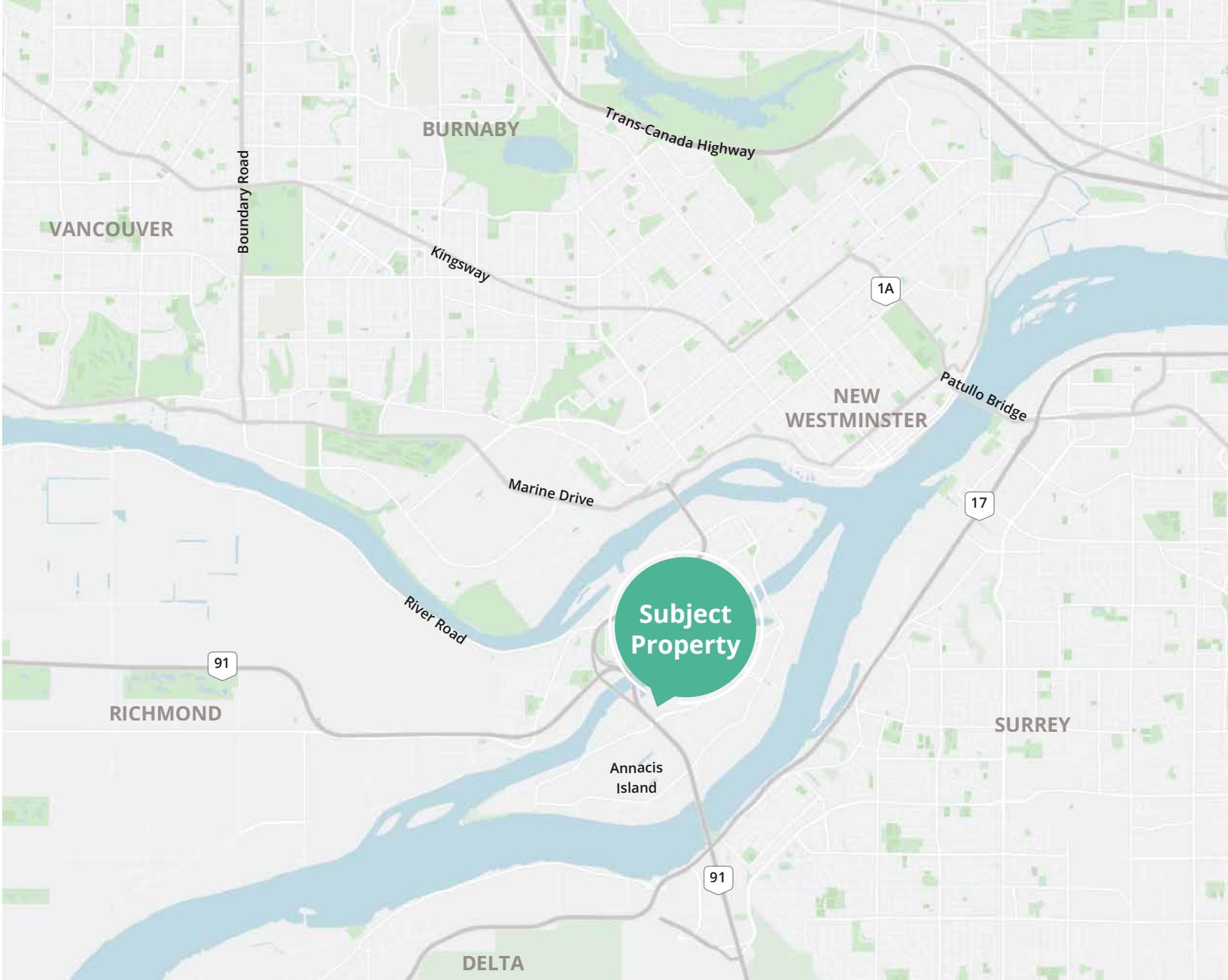
Ground Floor Office 1,240 sf

Second Floor Office 1,240 sf

Total: 8,535 sf

Equipped with two (2) dock-level loading doors





Drive times

04 minutes to
Highway 91

08 minutes to
Highway 17 (SFPR)

11 minutes to
Richmond

12 minutes to
Highway 99

15 minutes to
Surrey

23 minutes to
YVR

Contact for more information

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