

**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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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

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 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

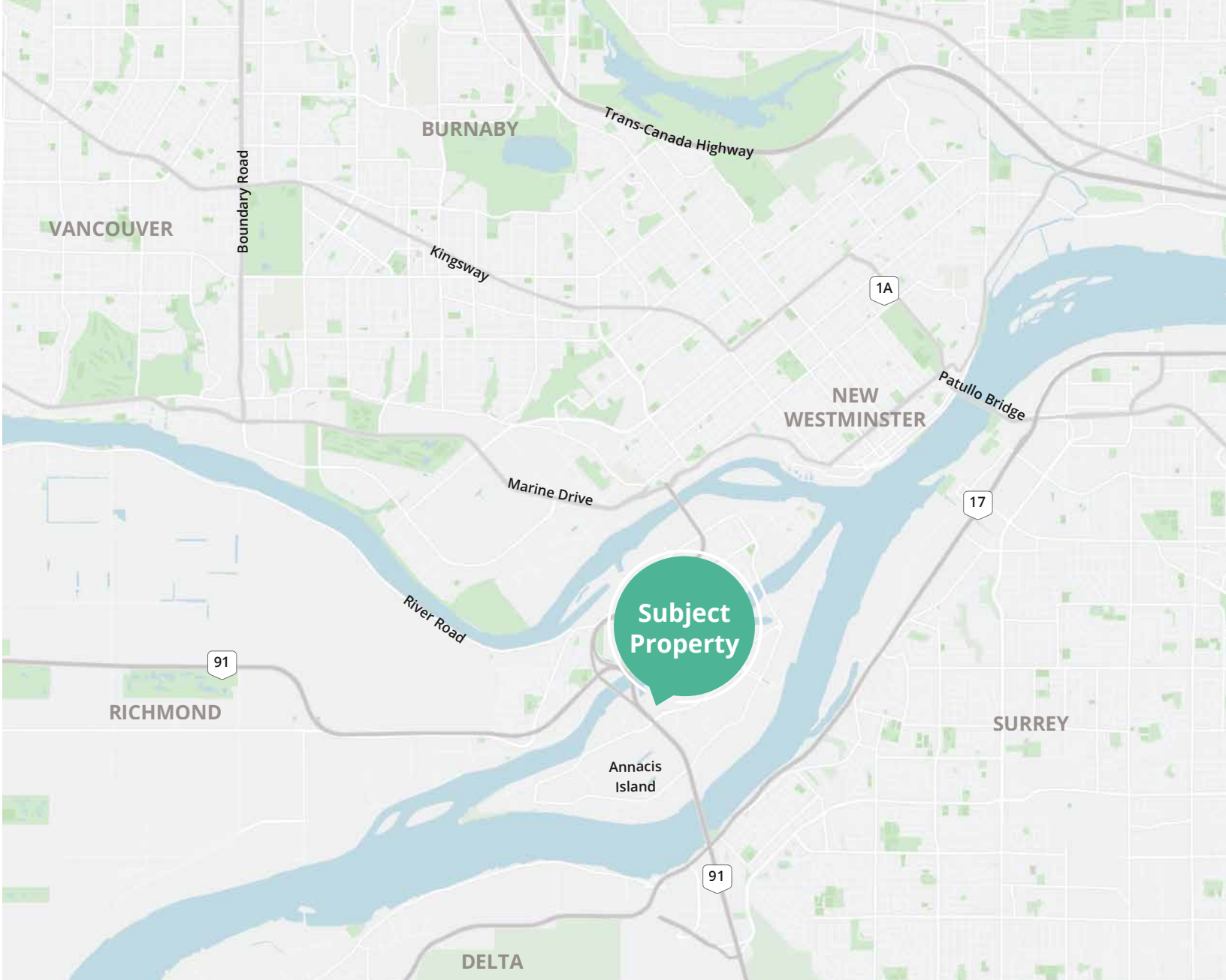
Equipped with one (1) dock-level loading door

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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