



# 1659 Fosters Way

Delta, BC | Annacis Island Industrial Park



# **Contact**

#### Justin Fisher

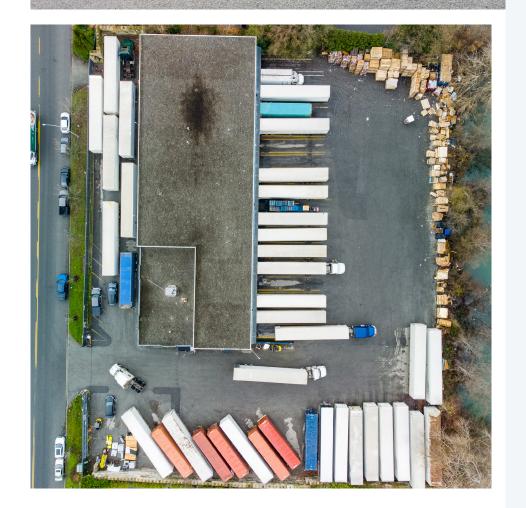
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## Available Area

Warehouse 14,467 SF
Office 3,186 SF
Total 17,653 SF
All measurements are approximate.

## Lot Size

2.28 Acres (17.87% site coverage)

# Asking Lease Rate

Contact Listing Agents

#### **Additional Rent**

\$7.00 PSF (2024 estimate)

# Zoning

I-2 (Medium Impact Industrial)

Allows for a wide variety of industrial uses including but not limited to warehousing, logistics, distribution, truck and trailer storage and manufacturing.

#### Year Built

1997

# Availability

Contact Listing Agents



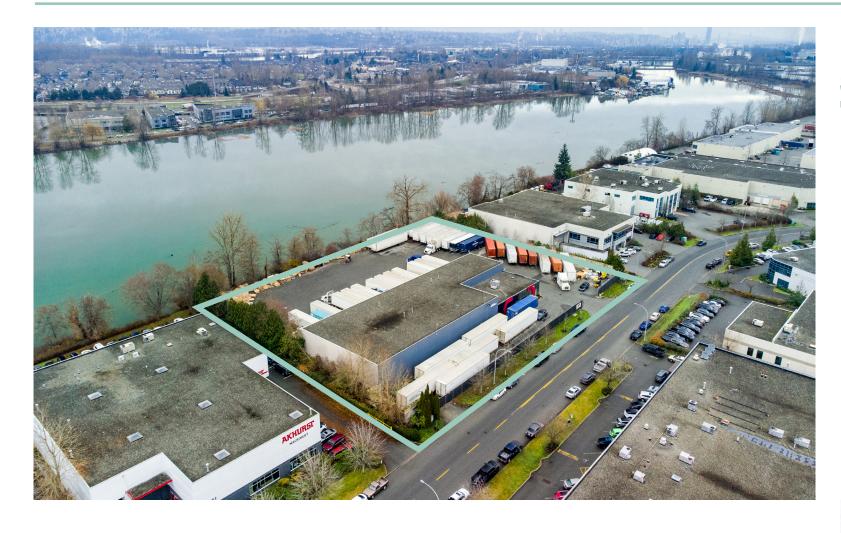






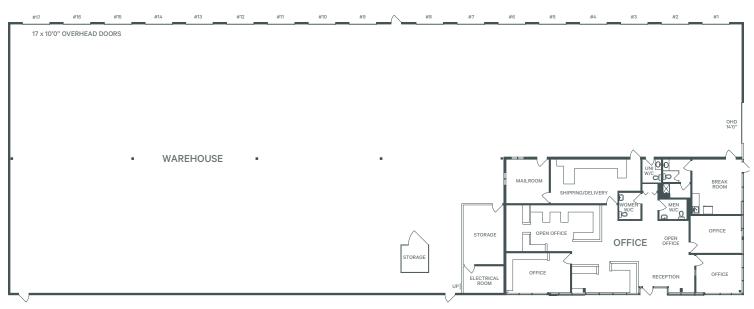






# Site Plan

NOT TO SCALE



# Highlights



Approximately 22' clear height



2.28 Acre lot



Fully secured fencing/paved yard



Efficient access/ egress



Concrete tilt-up construction



Ample on-site and street parking



17 dock doors with levellers



Improved office space with reception area



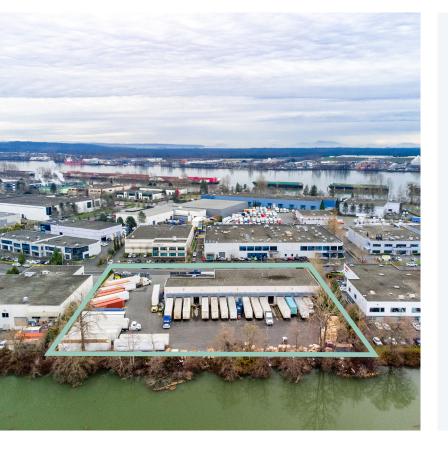
Oversized grade loading door



LED Lighting



- + 2nd Floor storage mezzanine
- + Warehouse ceiling fans, cafeteria + washrooms
- + Gas-fired warehouse heaters



# The Location

Annacis Island is renowned for its thriving industrial and commercial activities, making it an attractive destination for warehousing, manufacturing, and transportation companies.

The island is home to various industries, including logistics, distribution centers, construction, food processing, and more.

One key advantage of Annacis Island is its connection to the mainland by the Annacis Island Bridge, providing easy access for businesses and their supply chains and links to major highways, making transporting goods to and from the island convenient.





**Driving Times** 

Hwv 17

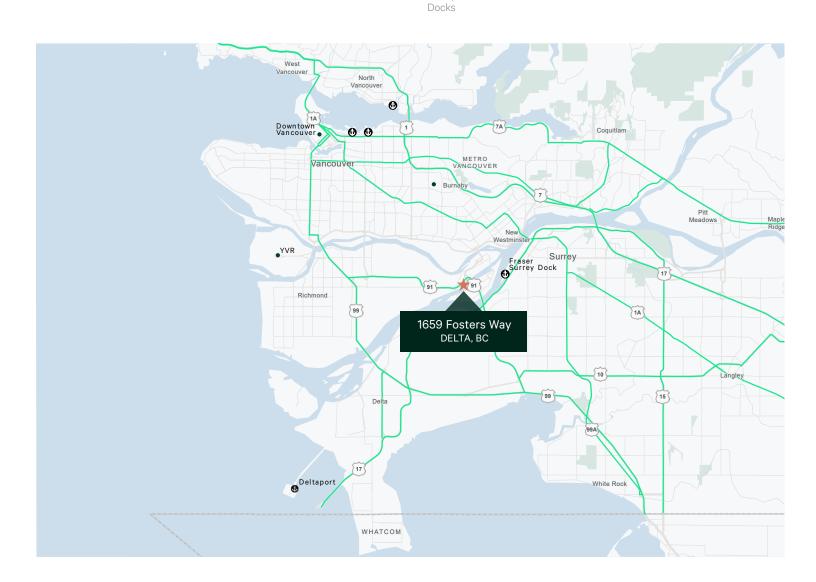
Hwv 91

5 12 13 18

Surrey

Deltaport

Downtown Vancouver



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