



Units 3C & 6A – 460 - 464 Fraserview Place, Delta

FOR LEASE: Two Units Remaining from **1,800 to 11,186 SF** with Dock & Grade Loading

Flexible opportunities with a variety of warehouse availabilities including small administration offices.

Sean Bagan

Personal Real Estate Corporation

Senior Vice President

+1 604 790 7204

sean.bagan@colliers.com

Jack Hall

Senior Associate

+1 604 351 8947

jack.hall@colliers.com

Colliers

Unit Breakdown*

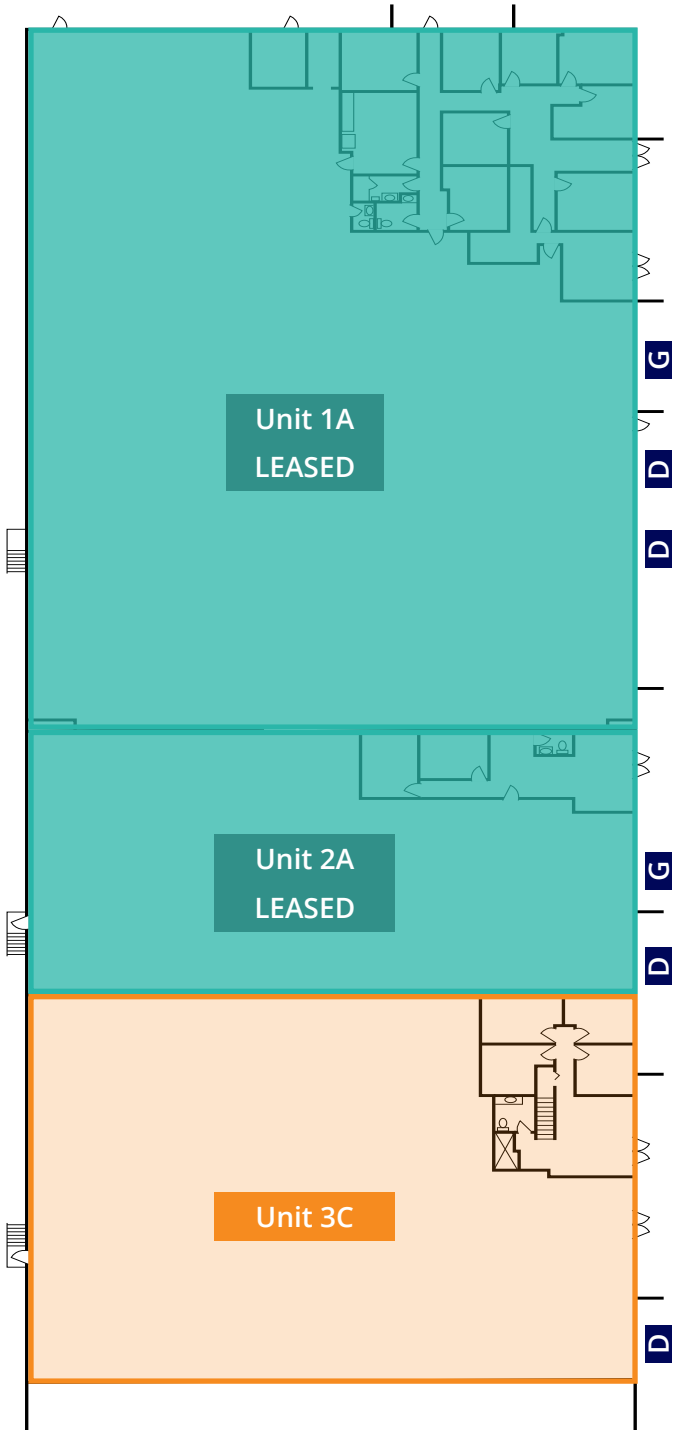
464 Fraserview Place

Unit 1A: LEASED

Unit 2A: LEASED

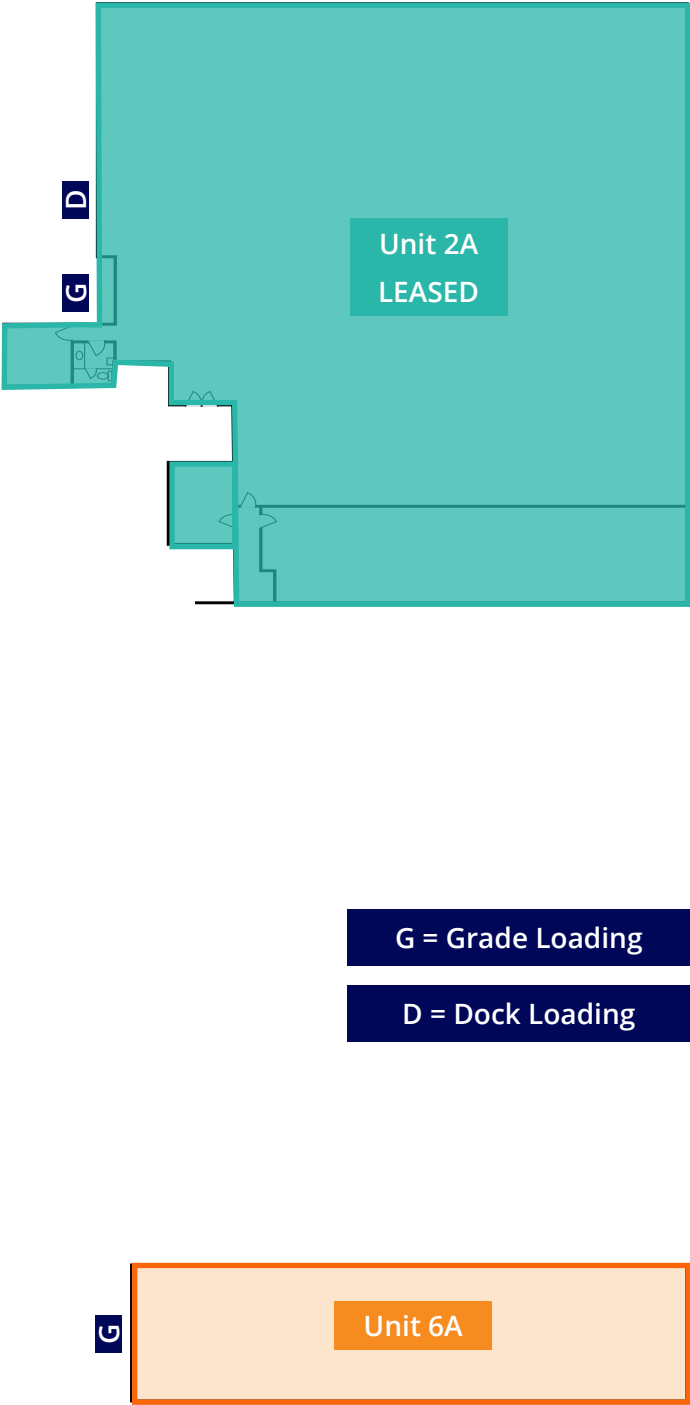
Unit 3C	
Ground Floor Office	994 SF
Second Floor Office	583 SF
Warehouse	7,809 SF
<hr/>	
Total	9,386 SF
Loading: 1 Dock & Potential for an additional Grade Door	

*All unit sizes are approximate and to be confirmed by a tenant



Shared Loading Court

Shared Loading Court



G = Grade Loading

D = Dock Loading

Unit Breakdown*

460 Fraserview Place

Unit 2A: LEASED

Unit 6A	
Warehouse	1,800 SF
<hr/>	
Total	1,800 SF
Loading: 1 Grade	

Opportunity & Location

This secured multi-tenant complex offers two remaining unit size availabilities being 9,386 SF & 1,800 SF or a combination of both to achieve up to 11,186 SF.

All units are separately demised but can be combined with existing demising wall cut-throughs. There is a combination of dock and grade loading in the complex, with ample loading room accommodating most vehicle sizes.

The subject property is located south of Derwent Way, adjacent to the Fraserview cul-de-sac. This central Annacis Island location provides excellent accessibility to all area of the Lower Mainland, including convenient access to the South Fraser Perimeter Road (Highway 17) via the Alex Fraser Bridge.

Asking Rate

\$18.50 per SF

Additional Rent

\$5.34/SF including management fee



Features

- 24' clear ceiling height in the warehouse
- Quality small-scale office improvements
- Fully sprinklered
- Gated and secured loading court and parking area
- Professionally managed with a PM office within the complex
- Vacant and available for immediate access

Loading

One (1) dock loading door
One (1) grade loading door
Potential to add another grade loading door

Zoning

I-2 Heavy Industrial: This zone is intended to accommodate a variety of industrial uses, including manufacturing, warehouse, wholesale, and distribution.

Power

Ability to combine power services to entertain heavy manufacturing uses



Colliers

Sean Bagan

Personal Real Estate Corporation

Senior Vice President

+1 604 790 7204

sean.bagan@colliers.com

Jack Hall

Senior Associate

+1 604 351 8947

jack.hall@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

collierscanada.com