

For Lease

638-706 Derwent Way



LOCATION

638-706 Derwent Way
Delta, BC
V3M 5P8, Canada

LEASING CONTACTS

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**bosa
properties**

OVERVIEW

638-706 Derwent Way encompasses 135,000 square feet of warehouse space spread over 22 bays on 5.43 acres. Bay sizing ranges from 3,800 to 6,825 square feet.



LOCATION

638-706 Derwent Way is conveniently located on Derwent Way within Annacis Business Park. Annacis Island is centrally located and accessible to most areas of the Lower Mainland, with Highway 91 providing easy access to Burnaby, New Westminster, Delta, Surrey and the Canadian/US border.



GROSS LEASABLE AREA

134,717 sq. ft.

YEAR BUILT

1955

NUMBER OF UNITS

22

ZONING

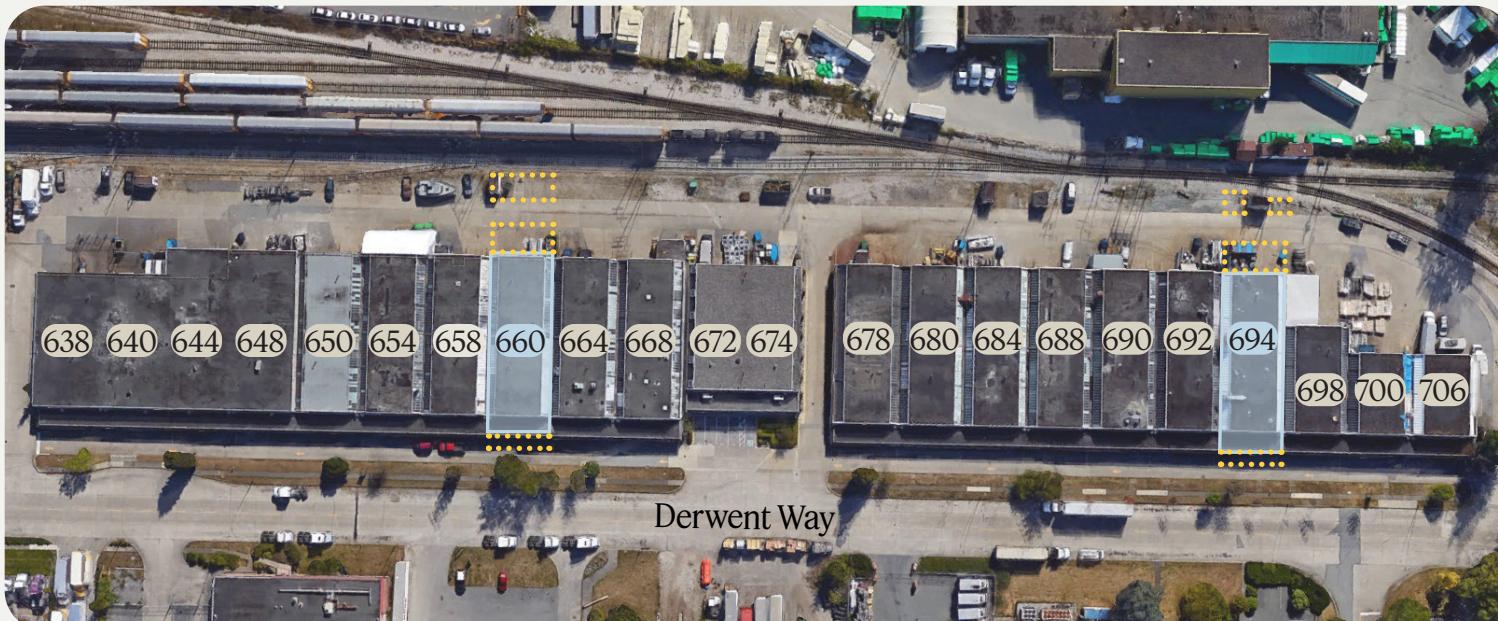
I2: Medium Impact Industrial

BUILDING FEATURES

- Full sprinkler system
- Grade level loading
- Designated loading/parking per bay
- Men's and women's individual private washrooms
- Quality office improvements
- Heavy 3-phase power (200 Amp/480-600 Volts)
- 12' clear ceiling height

638-706 Derwent Way

Leased Available Unit Designated Loading/Parking



ASKING NET RENTAL RATE
\$18.00/sf

OPERATING EXPENSES
Approximately \$6.48/sf
(2025 estimate)

LOADING
1 grade door per unit

CLEAR CEILING HEIGHT
12'



AVAILABLE UNITS

UNIT	SF	AVAILABILITY
660	6,731	Immediately
694	6,878	June 1, 2025

UNIT 694

6,878 sq. ft. office and warehouse space.



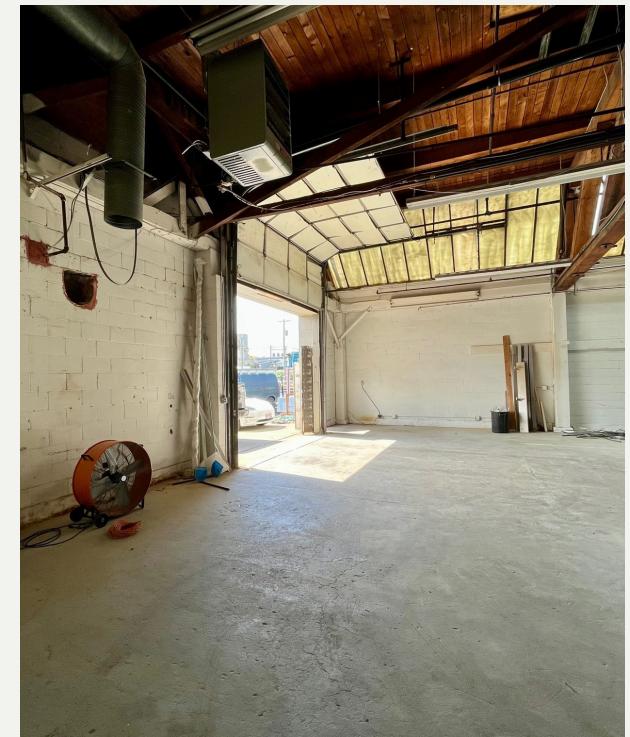
① Front Entrance



① Front Office Space



① Warehouse Area



① Grade Loading Bay



① Rear Loading Bay & Covered Storage

CONTACT

Get in Touch

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