

FOR LEASE

ANNACIS BUSINESS PARK

747 CLIVEDEN PLACE

DELTA, BC



CONTACT



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THE OPPORTUNITY

OPPORTUNITY TO LEASE A STRATEGICALLY LOCATED INDUSTRIAL PROPERTY WITH WAREHOUSE, OFFICE AND RETAIL, SITUATED ON 2.89 ACRES IN ANNACIS BUSINESS PARK.

- > CONVENTIONAL STRUCTURAL STEEL AND BLOCK FRAME CONSTRUCTION
- > EXCELLENT SIGNAGE EXPOSURE
- > EIGHT (8) GRADE LOADING DOORS
- > 21' - 26'.5" CLEAR CEILING HEIGHT
- > TWO (2) COVERED DRIVE-THRU BAYS
- > HVAC INSTALLED THROUGHOUT PREMISES
- > 600 VOLTS / 400 AMPS, 3 PHASE, 4 WIRE
- > COMPLETELY RENOVATED RETAIL SHOWROOM AREA WITH AMPLE NATURAL LIGHT
- > FULLY SPRINKLERED
- > AMPLE PARKING WITH PAVED SURFACE LOT
- > EXTENSIVE EXTERIOR GLAZING

PROPERTY DESCRIPTION

AVAILABLE SIZE	Warehouse	10,477 SF
	Office	7,784 SF
	Retail	2,338 SF
	Total Size	20,599 SF

BASIC RENT \$70,000.00 + GST per month (includes Management Fees)

ADDITIONAL RENT Contact Agent

AVAILABLE November 2021

ZONING

I-2 Zoning
Medium impact industrial, permits a wide range of industrial uses



PROPERTY PHOTOS

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- SECOND LEVEL MEZZANINE WITH BUILT OUT OFFICES, BOARDROOM AND WASHROOMS
- EXPOSURE TO HIGHWAY 91 & CLIVEDEN PLACE
- SECURELY GATED YARD WITH PERIMETER FENCE AND SECURITY CAMERAS



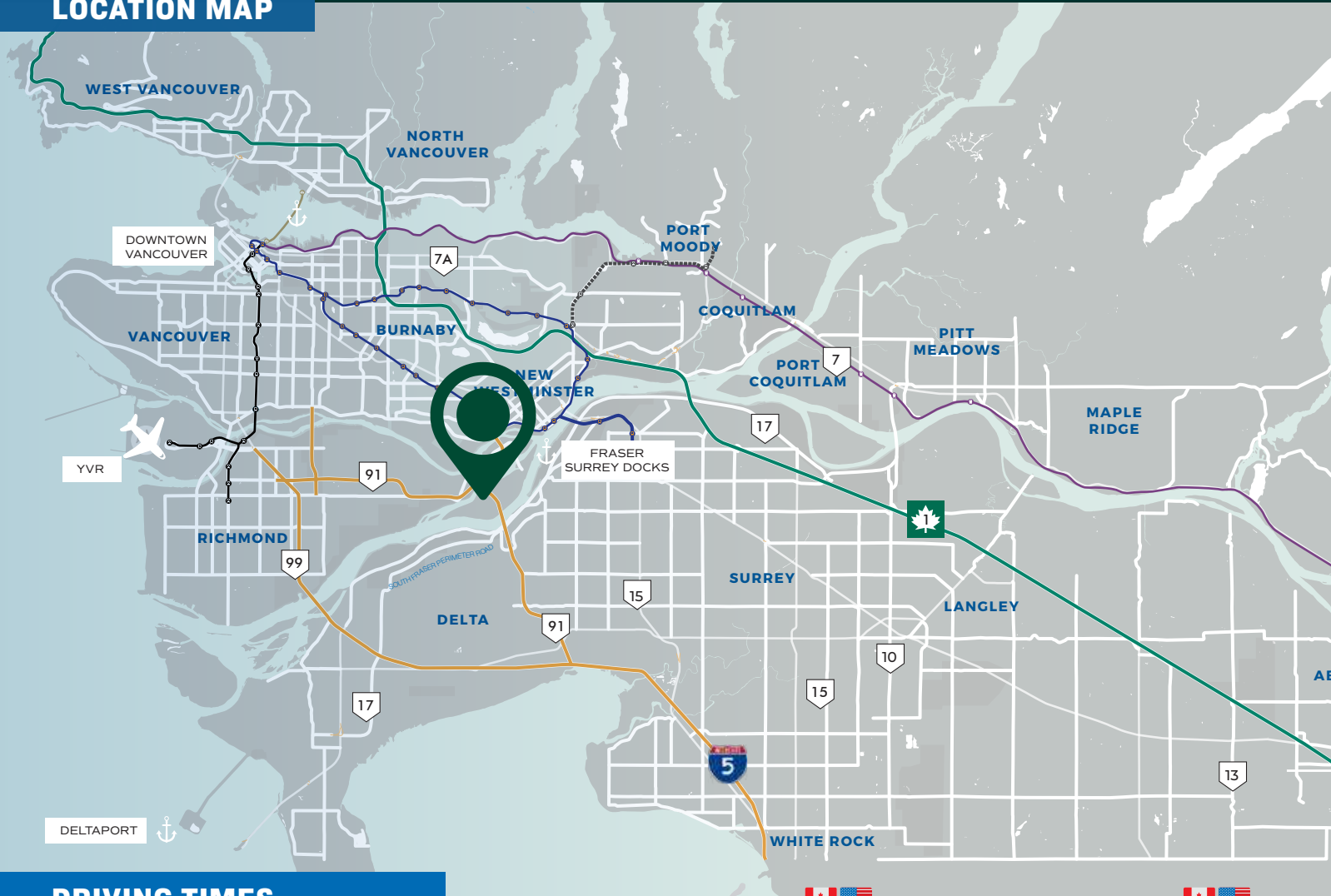
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The property is strategically located at the intersection of Cliveden Avenue and Cliveden Place, in the sought after Annacis Business Park. This location provides a central location and easy access to Highway 91, the Alex Fraser Bridge, and the South Fraser Perimeter Road (Highway 17).

LOCATION MAP



DRIVING TIMES



20 MIN
YVR



5 MIN
SOUTH FRASER
PERIMETER ROAD



20 MIN
FRASER SURREY
DOCKS



35 MIN
US/CANADA
BORDER



20 MIN
TRAN-CANADA
HIGHWAY



25 MIN
DELTAPORT

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