

# 679 Aldford Avenue

Delta, BC



46,690 SF Industrial Facility with 1.93 Acres of Excess Yard on Annacis Island

## For Lease

AVAILABLE Q2 2026





## Property Details

### Site Size

3.8 acres

### Available Area

Building: 46,690 SF  
Yard: 1.93 acres (84,071 SF)

### Available

Q2 2026

### Asking Lease Rate

Building: \$15.50 PSF  
Yard: \$4.00 PSF

### Additional Rent

Contact listing agents

### Zoning

I-2 (Medium Impact)

### Site Cover

25%

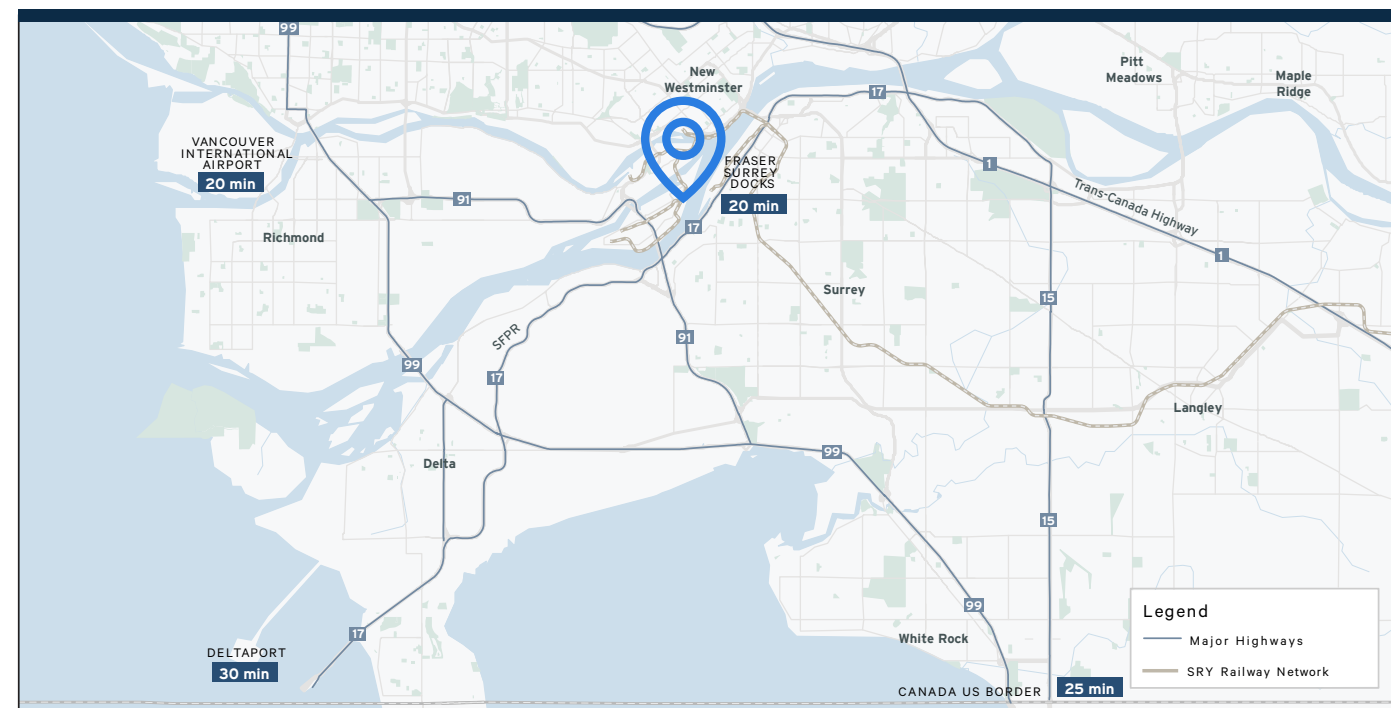


## Opportunity

On behalf of Pure Industrial, CBRE is pleased to offer the opportunity to lease 679 Aldford Avenue – a 46,690 SF freestanding industrial facility with 1.93 acres of excess yard, located on Annacis Island in Delta, BC.

This property features a combination of warehouse and office space, an expansive, secured, and fenced yard, both dock and grade loading, and two points of ingress/egress.

Positioned in the well-established industrial hub of Annacis Island, the property benefits from its central Metro Vancouver location with excellent access to key thoroughfares, including Highway 91, Highway 17, and Highway 99, and proximity to port networks.



## The Team

Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.











Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last. Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

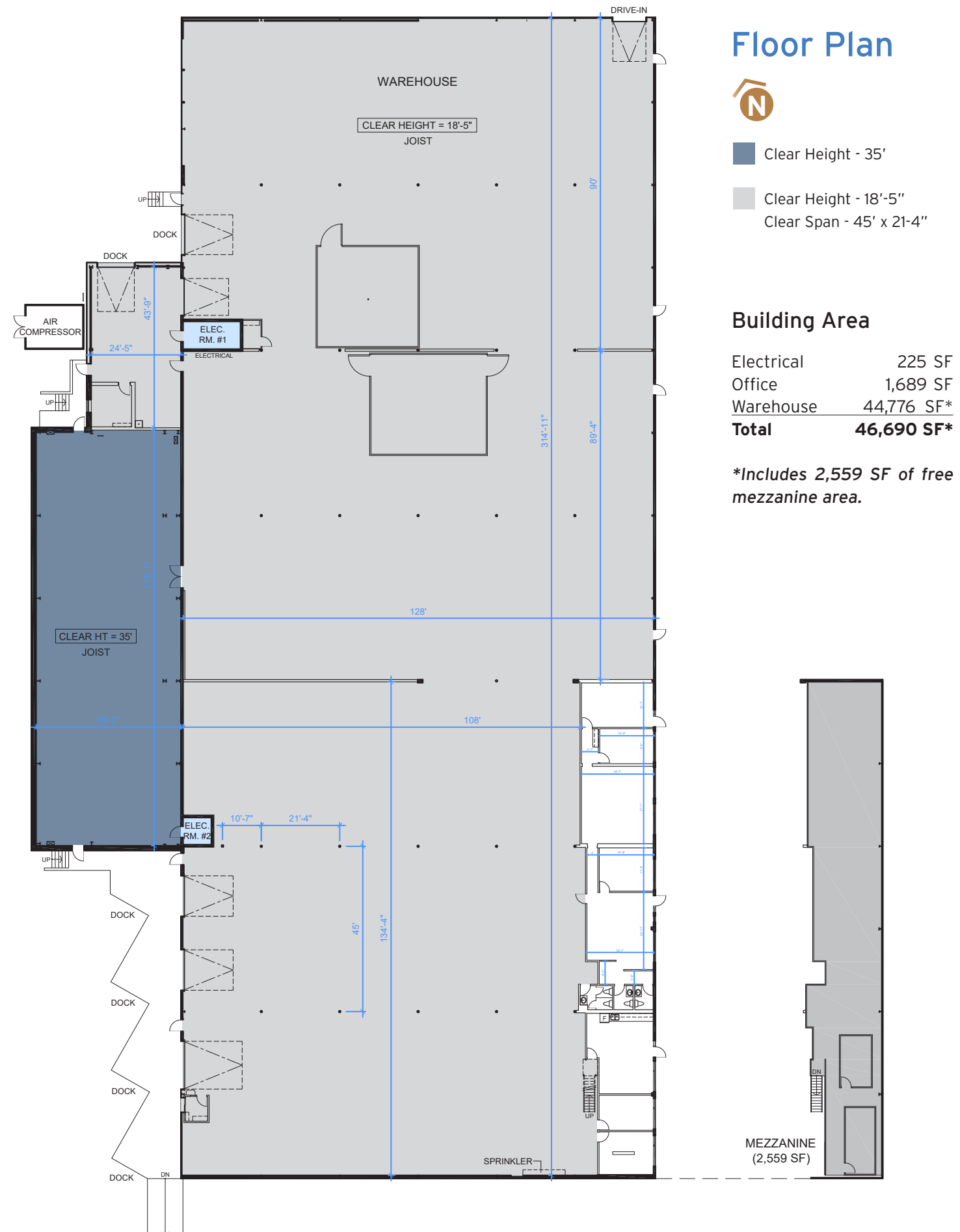
CBRE Group, Inc. (NYSE: CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world’s largest commercial real estate services and investment firm (based on 2025 revenue). The company has more than 155,000 employees (including Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves clients through four business segments: Advisory (leasing, sales, debt origination, mortgage servicing, valuations); Building Operations & Experience (facilities management, property management, flex space & experience, data center solutions); Project Management (program management, project management, cost consulting); Real Estate Investments (investment management, development).





## Key Features

-  18' to 35' clear ceiling height
-  600 amps, 347/600 voltage, 3 phase electrical service
-  Five (5) dock-level loading doors
-  Fully sprinklered
-  One (1) grade loading door
-  15 parking stalls
-  Covered dock loading area
-  Secure and fenced yard
-  Rail spur parallel to facility
-  Private and open office area, lunchroom & boardroom



For Lease

# 679 Aldford Avenue

Delta, BC



## Contact Us

**Joe Inkster**  
Personal Real Estate Corporation  
Executive Vice President  
CBRE Limited | Industrial Properties  
604 662 5134  
[joe.inkster@cbre.com](mailto:joe.inkster@cbre.com)

**Hayden Ferrill**  
Vice President  
CBRE Limited | Industrial Properties  
778 372 1934  
[hayden.ferrill@cbre.com](mailto:hayden.ferrill@cbre.com)



# CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.