



HIGH QUALITY
WAREHOUSE PREMISES
WITH SECURE YARD AT
REAR

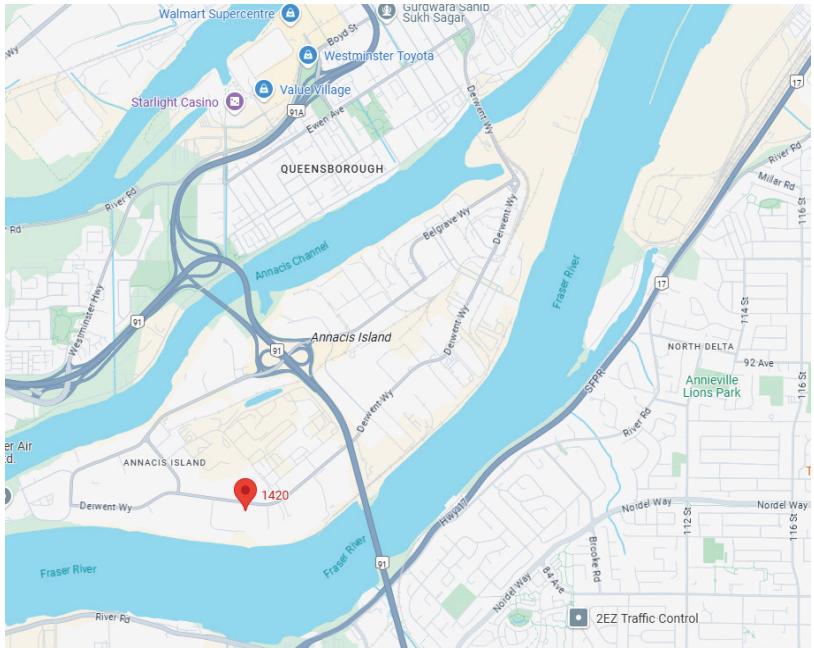
FOR LEASE
1420

Derwent Way, Delta, BC

21,021sf

Available Immediately

Well connected to various access points.



 YVR Port – 27 km
Delta Port – 31 km

 YVR Airport – 21 km

 Downtown
Vancouver – 27 km

 US/Canada
Boarder – 29 km

1420 Derwent Way

1420 Derwent Way is readily accessed via Highway 91 interchange at Annacis Island. This warehouse is located in the geographic centre of Metro Vancouver making it a preferred local distribution hub. The South Fraser Perimeter Road (SFPR) interchange is minutes away at the south end of the Alex Fraser Bridge. The SFPR is a 40 kilometer, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th Street (HWY 15) in Surrey, with connections to Highways 1, 91, 99 and the Golden Ears Bridge. The SFPR provides convenient access to and from the Delta port, CN and CP intermodal yards.



ADDITIONAL RENT
\$7.69 psf 2026 estimate
(includes management fee)

ASKING RATE
\$18.75 psf with annual escalations

Let's get in touch.

TIM EVANS
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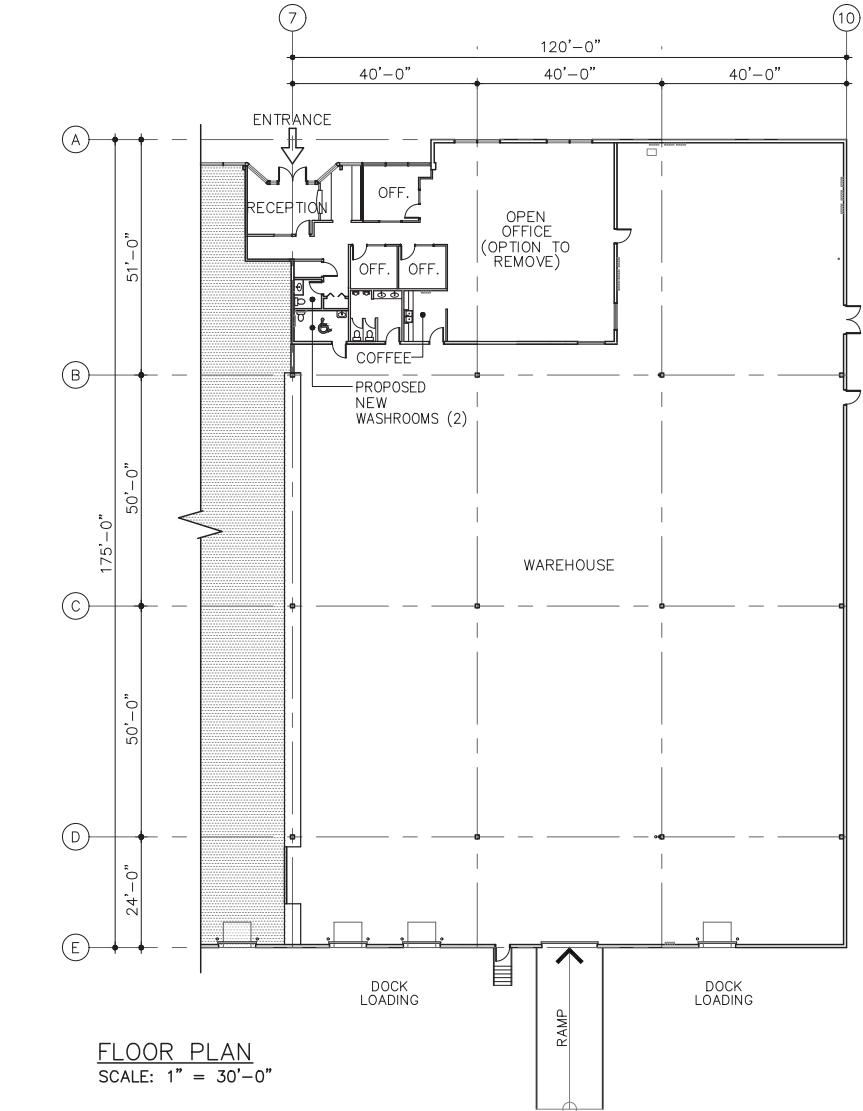
bentallgreenoakleasing.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage
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Vancouver, BC V6C 2B5
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Specifications

AVAILABLE	Immediately
WAREHOUSE	17,905 SF
OFFICE	3,116 SF
TOTAL RENTABLE AREA	21,021 SF
CLEAR HEIGHT	26' ft
DOORS	3 dock / 1 grade door
PARKING/YARD	Ample on site parking plus secure yard at rear
HVAC SYSTEM	Heating, Ventilation and Air Conditioning system throughout the Office
HEATING	Gas fired unit heating in warehouse
SPRINKLERS	Fully Sprinklered Building
ELECTRICAL	200 AMPS/ 600 VOLTS/ 3 PHASE POWER
ZONING	I2 Zoning



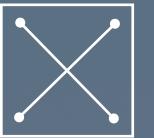


A leader in Canadian property management.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.

1420 DERWENT WAY - DELTA



63M+

SQ.FT. OF ASSETS MANAGED
/ 40% FOR 3RD PARTY CLIENTS
(as of December 31, 2023)



400

PROPERTIES MANAGED
ACROSS CANADA



740+

EMPLOYEES IN
CANADA

