

FOR SALE

866 Derwent Way

Delta, BC

Avison Young is pleased to present a rare opportunity to purchase a freestanding industrial building located on 0.57 acres, with secure yard area on Annacis Island



Ron J. Emerson*, Vice President, CCIM, SIOR
604 260 3997
ron.emerson@avisonyoung.com
*Ron J. Emerson Personal Real Estate Corporation

Mathew Sunderland*, Principal
604 647 1346
mathew.sunderland@avisonyoung.com
*Mathew Sunderland Personal Real Estate Corporation

**AVISON
YOUNG**

Property details

ADDRESS

866 Derwent Way, Delta

LEGAL DESCRIPTION

LOT 99 DISTRICT LOT 351 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 47093

PID

006-163-122

YEAR BUILT

1992

ZONING

I2 (Medium Industrial) zoning allows for a wide range of industrial uses

SITE AREA

0.57-acres

BUILDING AREA

Warehouse/Shop	5,000 sf
Office	1,560 sf
Total	6,560 sf

ASKING PRICE

\$5,500,000

PROPERTY TAXES

\$42,767.97

AVAILABILITY

Please call listing agent for details

Opportunity


Own a piece of the Lower Mainland’s most coveted industrial hub. We are proud to present a rare, 6,560 sf freestanding building situated on a spacious 0.57-acre lot. Unlike typical strata units, this property offers total autonomy and the flexibility of I2 (Medium Industrial) zoning, permitting high-demand uses such as automotive body shops and heavy services. In a market defined by record-low inventory, this freestanding asset on Annacis Island represents a blue-chip acquisition for owner-occupiers and investors alike.


Location


Discover the advantage of operating from Metro Vancouver’s most efficient industrial submarket. Annacis Island is more than a location; it is a critical piece of the West Coast supply chain. Known for its wide boulevards, excellent truck maneuvering, and a robust workforce drawn from the surrounding Delta and Surrey regions, the Island remains the first choice for businesses that cannot afford to compromise on access.


Secure your place alongside industry leaders in a submarket that consistently outperforms the regional average for stability and growth. Whether for a corporate headquarters, a last-mile distribution center, or a specialized manufacturing facility, this site represents the pinnacle of Richmond-Delta industrial real estate.


Building Features

 Four (4) 12’ x 14’ grade level loading doors

 22’ clear ceiling heights in shop area

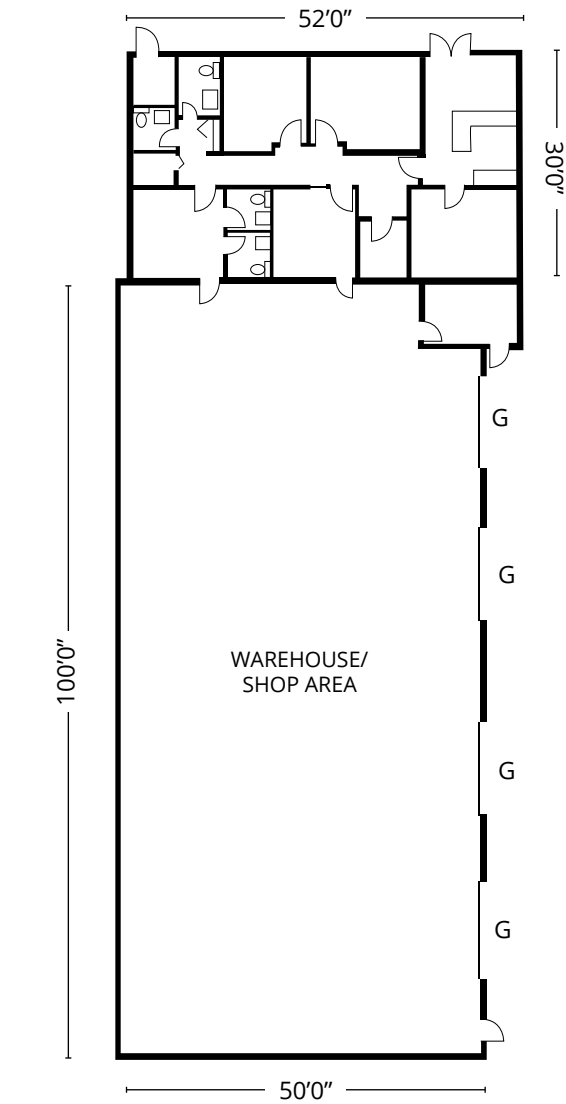
 Radiant heating in the shop area

 3-phase power provided

 Secured yard area

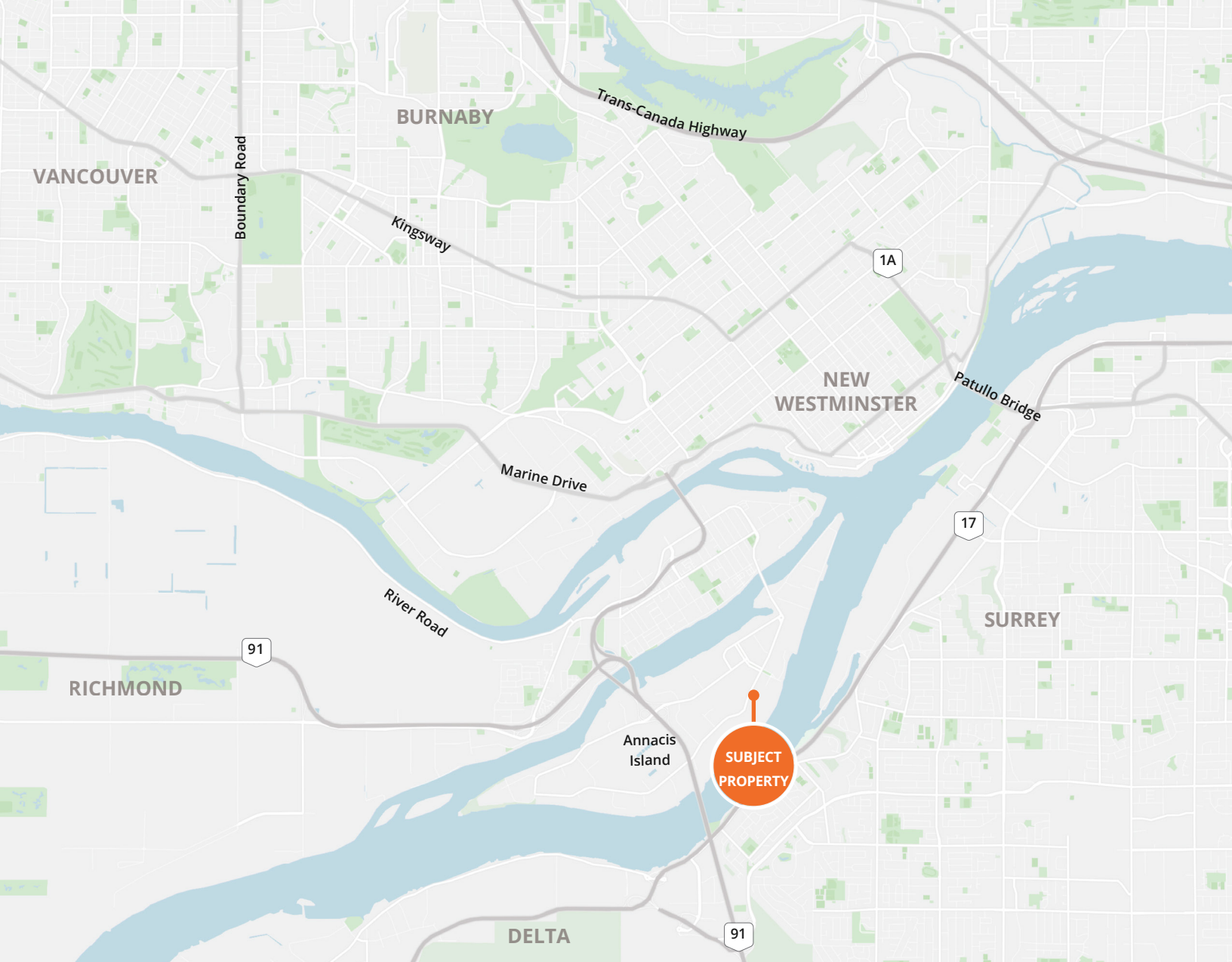


Floor Plan



G = Grade Loading





Drive Times

10 minutes to
Highway 17

06 minutes to
Highway 91

13 minutes to
Highway 99

22 minutes to
Deltaport

25 minutes to
YVR

30 minutes to
US-Canada Border

For more information, or to book a tour please contact:

Ron J. Emerson*, Vice President
604 260 3997

ron.emerson@avisonyoung.com

**Ron J. Emerson Personal Real Estate Corporation*

Mathew Sunderland*, Principal
604 647 1346

mathew.sunderland@avisonyoung.com

**Mathew Sunderland Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**

Platinum member

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.