

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



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**AVISON
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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.

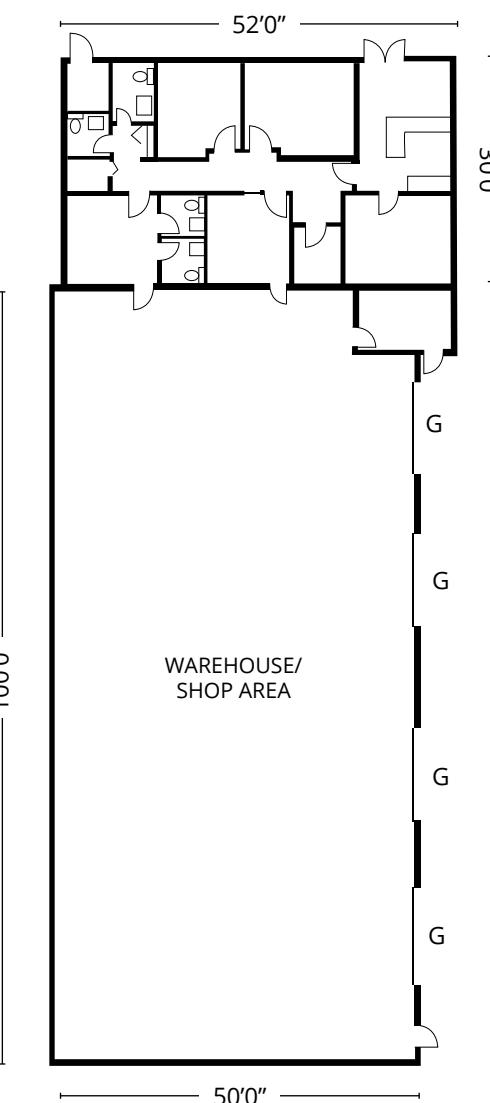
Secure your place alongside industry leaders in a submarket that consistently outperforms the regional average for stability and growth. Whether for a corporate headquarters, a last-mile distribution center, or a specialized manufacturing facility, this site represents the pinnacle of Richmond-Delta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

Building Features

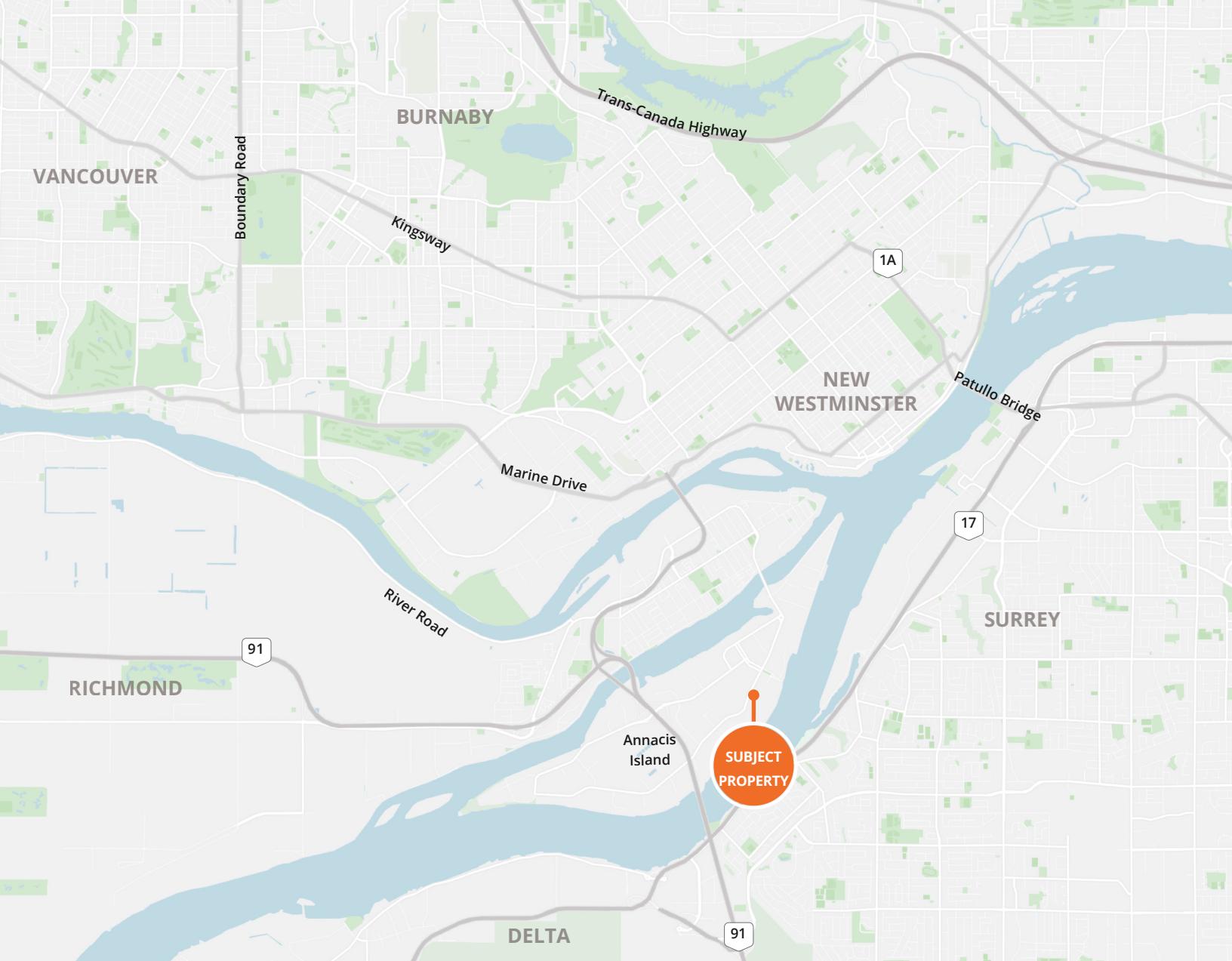
-  Four (4) 12' x 14' grade level loading doors
-  22' clear ceiling heights in shop area
-  Radiant heating in the shop area
-  3-phase power provided
-  Secured yard area



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:

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