



**bosa
properties**

FOR LEASE

From 22,335 SF - 65,363 SF Available

Distribution Facility with Dock Doors, Cold Storage and Heavy Power

1525 - 1531 Derwent Way

Delta, BC

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Property Overview

1525 Derwent Way

Opportunity to lease **43,008 SF** in one of Metro Vancouver's most sought-after industrial markets. Located at 1525 Derwent Way, this well-positioned distribution facility offers an efficient warehouse footprint with office space over two floors, making it well suited for logistics, service industrial, and light industrial users.

Annacis Island is one of Metro Vancouver's most established and strategically connected industrial hubs. With immediate access to Highways 91 and 99, the property provides efficient connectivity to Vancouver, Richmond, Surrey, Burnaby and the U.S. border. Its central location supports efficient distribution throughout the Lower Mainland, while proximity to major ports, rail infrastructure and Vancouver International Airport enhances regional and international logistics capabilities.

Municipal Address	1525 Derwent Way, Delta		
Existing Improvements	Distribution facility situated within a highly visible business park at the entrance of Annacis Island		
Building Area*	Main Floor Office	4,111 SF	
	Second Floor Office	5,204 SF	
	Warehouse	33,693 SF	
	TOTAL	43,008 SF	
Zoning	I-2 (Industrial) provides for a range of general and heavy industrial uses including manufacturing, warehousing, wholesale, distribution, assembly and ancillary office uses		
Asking Rate	\$16.95/SF, fully net		
Additional Rent	\$6.51/SF <i>2026 estimate, excludes management fees & utilities</i>		
Available	Immediately		



Note: some recent interior improvement may not be shown.

Property Highlights



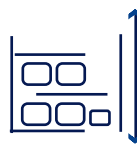
Dock Loading

Six (6) dock loading doors
(8' W x 10' H) with levelers



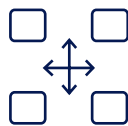
Interior Improvements

Freshly painted warehouse and
office walls throughout



Ceiling Height

24' clear warehouse ceilings



Column Spacing

37'9" x 50' column spacing



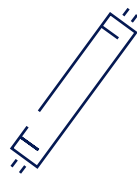
Power

600 amp, 600 volt, 3-phase
electrical service



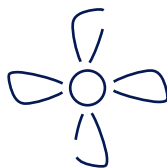
Sprinkler System

Fully sprinklered



Lighting

New LED warehouse lighting



Heating & HVAC

Gas-fired unit heaters
in warehouse and HVAC
throughout office areas



Site Access

Two points of ingress & egress



Parking

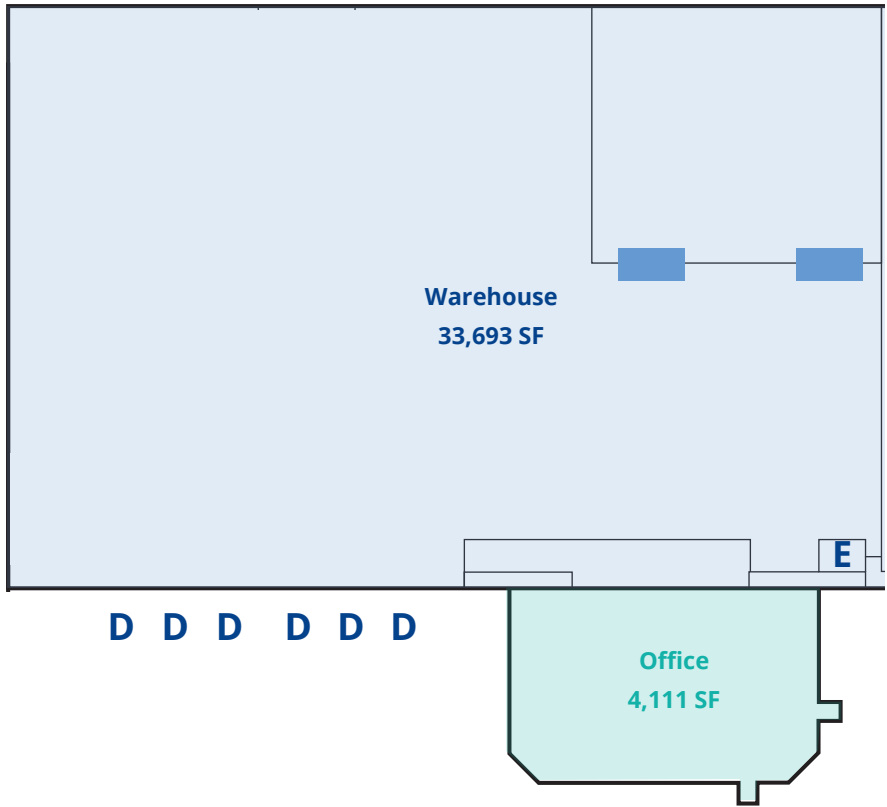
Ample onsite parking

Building Plan

Ground Floor

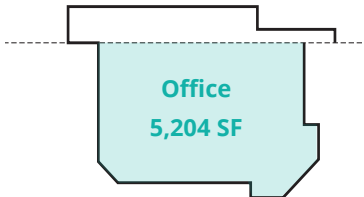
37,804 SF

*Including 33,693 SF of warehouse, washrooms, first aid station and
kitchenette area*



Second Floor

5,204 SF office



D Dock Loading Door

E Electrical Room

Property Overview

1531 Derwent Way

Opportunity to lease 22,355 SF of fully built out food processing space, offered as is with all existing improvements. The space includes approximately 2,534 SF of cold storage, four temperature controlled prep rooms, a refrigerated package room, a commercial kitchen with exhaust canopy, and trench and floor drains throughout the processing area. A full equipment list is available upon request by prospective tenants.

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Municipal Address	1531 Derwent Way, Delta		
Existing Improvements	Food processing facility with cold storage, prep rooms and commercial kitchen		
Building Area*	Main Floor Office	1,260 SF	
	Second Floor Office	1,240 SF	
	Warehouse	19,855 SF	
	TOTAL	22,355 SF	
*Measurements are approximate and should be verified			
Zoning	I-2 (Industrial) provides for a range of general and heavy industrial uses including manufacturing, warehousing, wholesale, distribution, assembly and ancillary office uses		
Asking Rate	Contact listing agents		
Additional Rent	Contact listing agents		
Available	Contact listing agents		

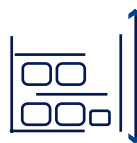


Property Highlights



Dock Loading

Four (4) dock loading doors (8' W x 10' H) with levelers



Ceiling Height

24' clear warehouse ceilings



Power

400 amp, 600 volt, 3-phase electrical service



Cold Storage

Approx. 2,534 SF of cold storage, including a 968 SF freezer, two (2) coolers, a cool room, and three (3) blast chillers



Finishes

Food grade finishes including, insulated metal panel walls and ceilings with polyurethane coated floors



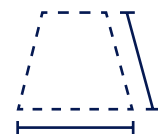
Interior Improvements

Four (4) temperature controlled prep rooms and a refrigerated package room



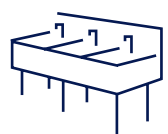
Kitchen

Commercial kitchen with exhaust canopy



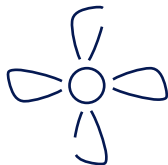
Drainage

Trench drains and floor drains throughout the processing area



Wash Station & Sink Capacity

Twenty-one (21) hand wash stations and eleven (11) three compartment sinks



HVAC

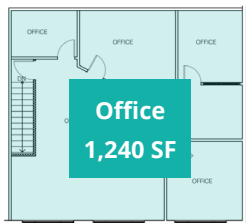
Gas-fired unit heaters in warehouse and HVAC throughout office areas

Building Plan

Ground Floor

21,115 SF

Including 19,855 SF of warehouse with food processing improvements and 1,260 SF of office



Second Floor

1,240 SF office

D Dock Loading Door



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