

**AVISON  
YOUNG**

**For Lease**

**1090 Cliveden Avenue**  
Delta, BC



Avison Young is pleased to present an opportunity to lease 4,444 sf, to 8,535 sf of warehouse and office space on Annacis Island.

**Ron J. Emerson\***, Vice President  
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*\*Ron J. Emerson Personal Real Estate Corporation*

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## Property details

**ADDRESS**  
1090 Cliveden Avenue, Delta

**PID**  
008-067-911

**LEGAL DESCRIPTION**  
Lot 215 district lot 351 group 1 New Westminster district plan 75226

**ZONING**  
I2 - (Heavy Industrial) permitting a wide range of general industrial uses such as manufacturing, transportation, sales and service of heavy machinery and equipment, warehousing.

**YEAR BUILT**  
1988

**BASE RENT**  
\$19.25 psf

**ADDITIONAL RENT**  
\$6.27 plus 5% management fee

## Opportunity


Discover the opportunity to lease premium warehouse and industrial space, ranging from 4,444 sf to 8,535 sf. This modern concrete tilt-up facility offers excellent functionality to accommodate a wide range of industrial and distribution uses. This property is zoned I-2, providing flexibility for manufacturing, warehousing and logistics operations.

Strategically located in Delta, this space offers businesses a rare combination of accessibility efficiency, and versatility in one of the region's most established industrial hubs.

## Location

1090 Cliveden Avenue is centrally located in Metro-Vancouver's Annacis Business Park, with quick access to Highway 91 and the South Fraser Perimeter Road at the Alex Fraser Bridge. The SFPR connects directly to Highways 1, 91, 99 and 15, the Golden Ears Bridge, Deltaport, and the CN/CP intermodal yards.

## Property highlights

-  Dock-level loading doors
-  Approximately 21' ceiling heights
-  Three (3) phase power
-  HVAC in office area
-  Gas-fired unit heaters
-  Fully sprinklered
-  Ample parking
-  Excellent Highway signage and exposure opportunities



## Availability details

### UNIT 108

Warehouse	3,544 sf
Office	900 sf
<b>Total:</b>	<b>4,444 sf</b>

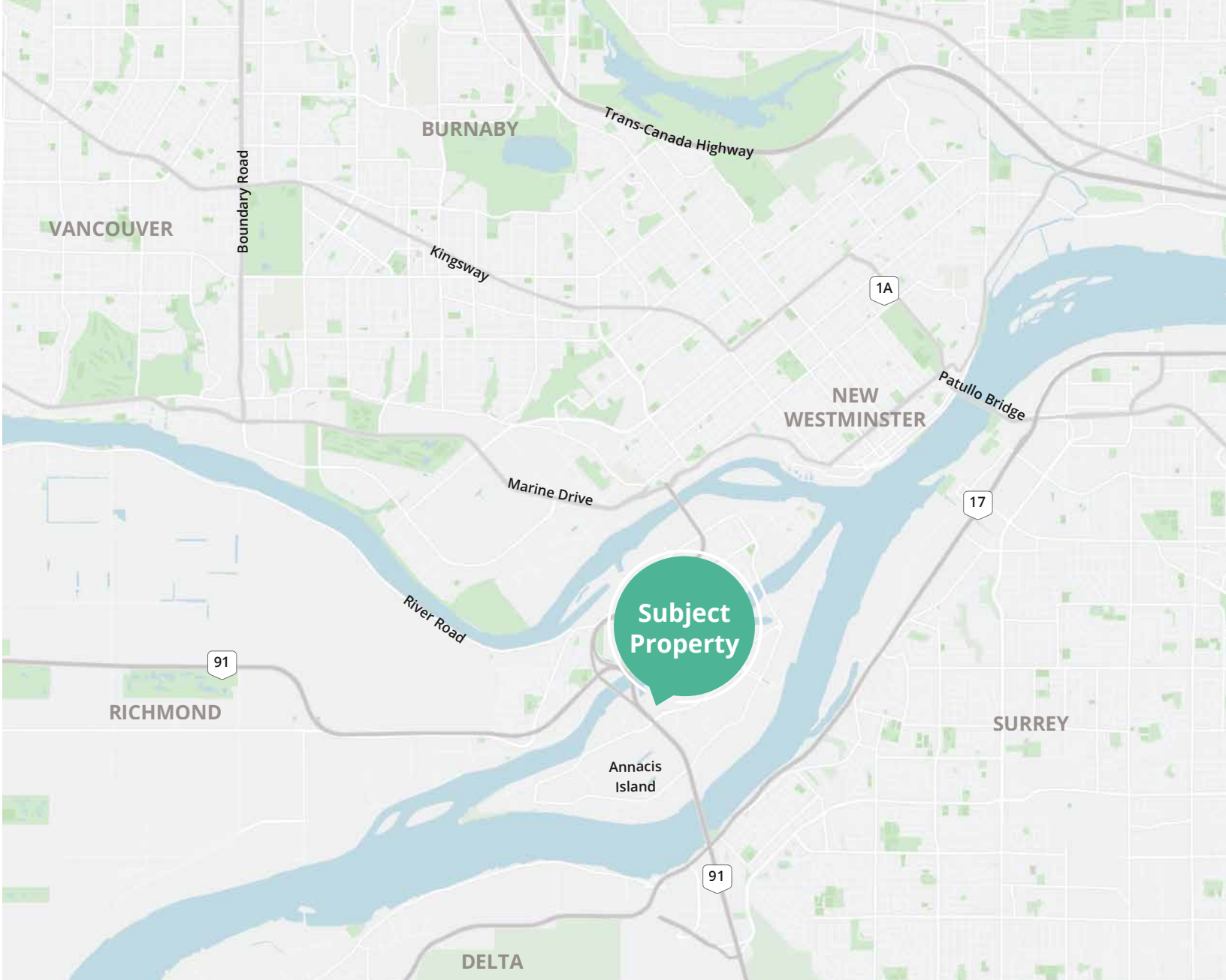
Equipped with one (1) dock-level loading door

### UNIT 111-112

Warehouse	6,055 sf
Ground Floor Office	1,240 sf
Second Floor Office	1,240 sf
<b>Total:</b>	<b>8,535 sf</b>

Equipped with two (2) dock-level loading doors





## Drive times

**04** minutes to Highway 91

**08** minutes to Highway 17 (SFPR)

**11** minutes to Richmond

**12** minutes to Highway 99

**15** minutes to Surrey

**23** minutes to YVR

## Contact for more information

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**AVISON  
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