

State of the art industrial building for sale

savills

FOR SALE

1638 Derwent Way, Delta, BC





PROPERTY OVERVIEW

The Property is a 57,461 SF single tenant, stand-alone building on 2.41 acres of prime industrial land along the Fraser River on Annacis Island.

There is approximately 14,775 SF of high-quality office space currently developed in the building with the balance being clean warehouse, manufacturing and/or production area with existing freezers and cooling rooms.

The Property is a traditional industrial warehouse constructed in 1996 and has been extensively upgraded (HVAC, electrical, etc.) and well maintained.





SPACE PROFILE

57,461 SF
Standalone Building

2.41 acres
Land

(4) dock, (1) grade
Loading

24'
Building Clearance

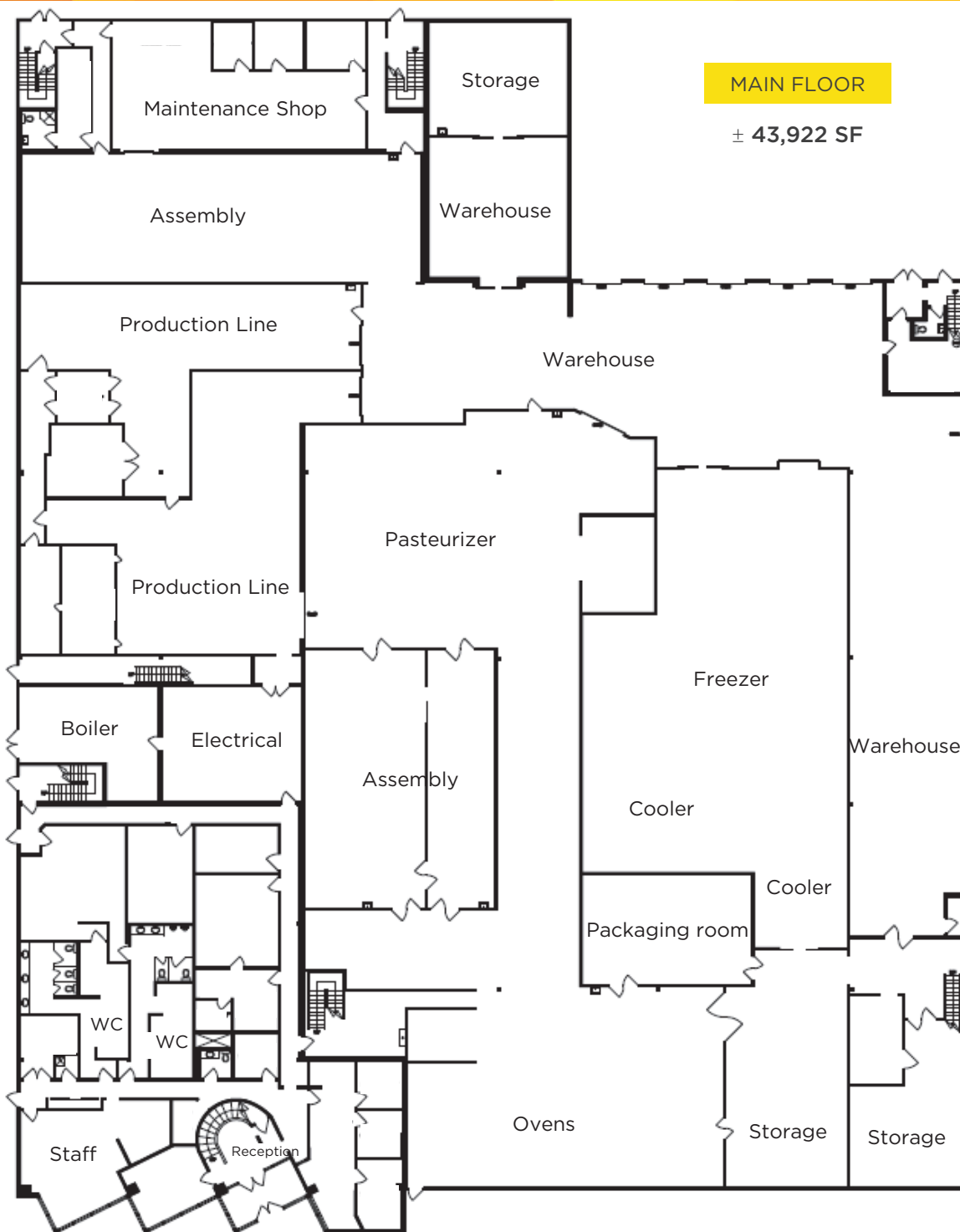
\$209,977.31
Property Tax (2025)

1,000 amp, 600 volt
Power

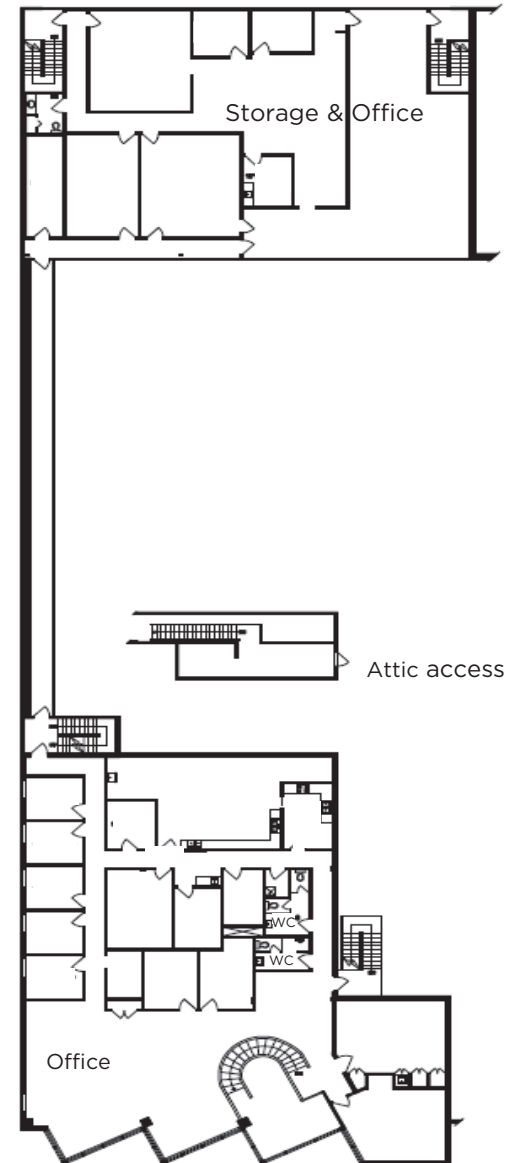
KEY HIGHLIGHTS

- Industrial warehouse and manufacturing facility constructed in 1996
- Building can accommodate 53' trailer loading
- ± 14,775 sf of high-quality office space
- Heavy power
- 52 parking stalls
- Excellent direct access to Highway 91 and in proximity to other major industrial markets in Surrey, Richmond, Burnaby, and Vancouver
- I-2 (Medium Impact Industrial) zoning
- Property well landscaped

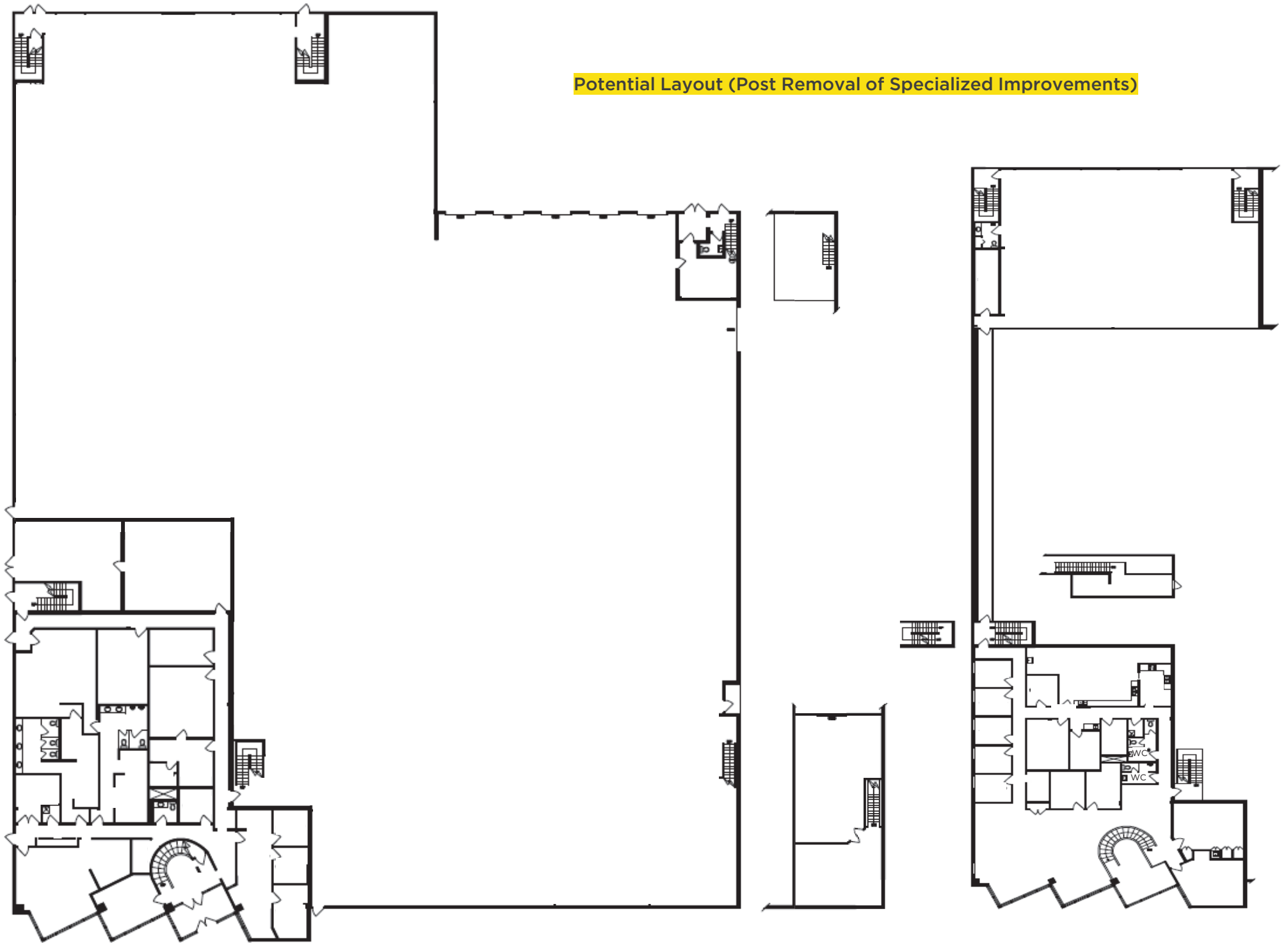




Total Available: 57,461 SF
AS-BUILT FLOORPLANS



Potential Layout (Post Removal of Specialized Improvements)





Excellent opportunity for investors and owner/users to acquire this state of the art, well maintained property that can accommodate a wide range of uses in a highly sought-after location.



607 - 207 W Hastings Street,
Vancouver, BC
V6B 1H7

Contact: +1 587 387 3202

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