

**FOR LEASE**



**24,428 SF** Distribution Space  
with Dock & Grade Loading

1309 Derwent Way, Delta

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# 24,428 SF Industrial Unit

1309 DERWENT WAY, DELTA

Opportunity to lease a functional and ideally situated facility, available for a longer term lease. The property is zoned I-2 (Heavy Industrial Zoning) allowing for a wide range of uses, including manufacturing, warehousing, wholesaling, distribution, assembly, food and office related functions.







Available Area*	
Ground Floor Office	1,147 SF
Second Floor Office	1,147 SF
Warehouse	22,134 SF
Total Area	24,428 SF

ASKING RATE	ADDITIONAL RENT (2026)
\$16.95/SF, net	\$5.45/SF
	<small>including management fee</small>

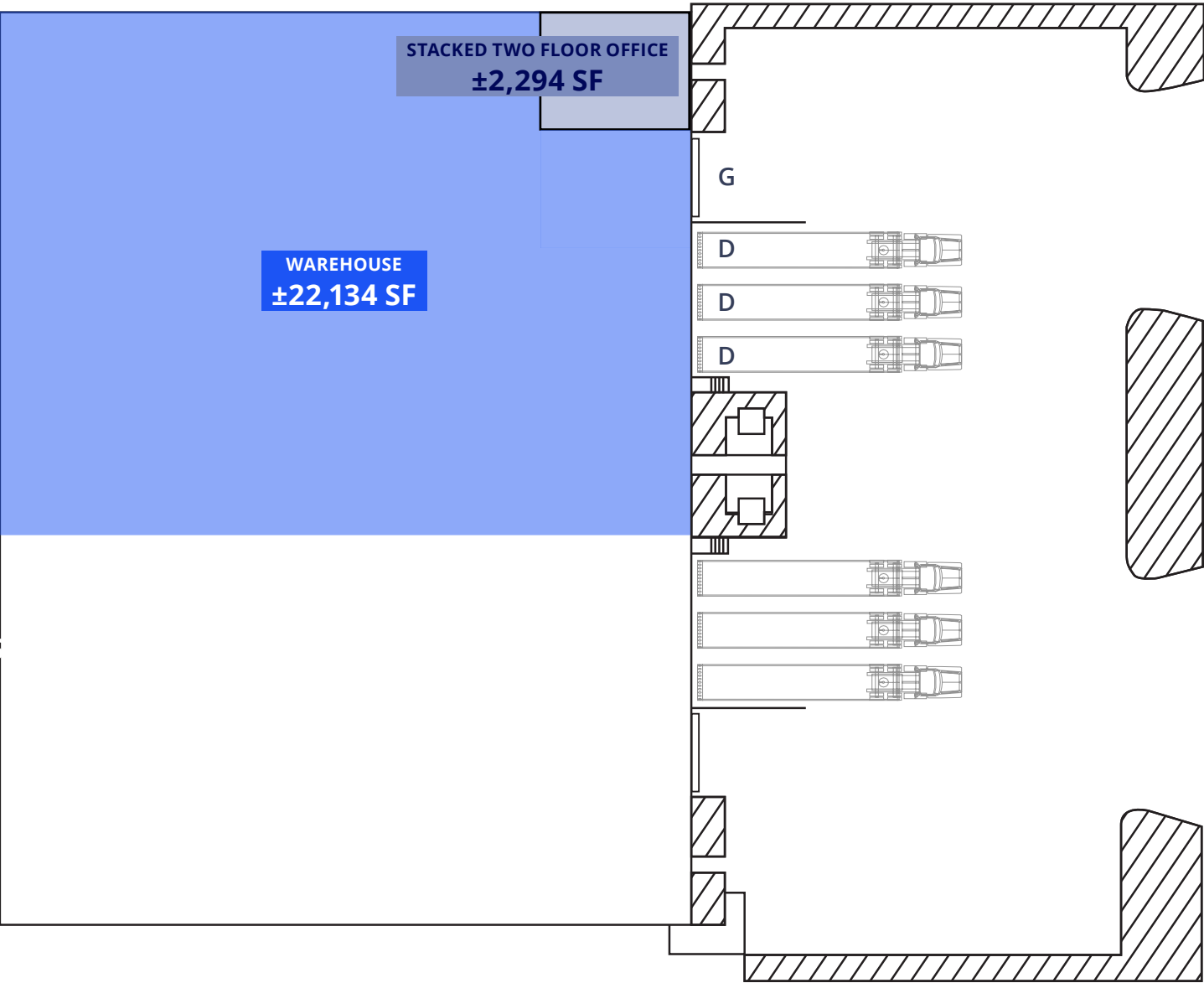
### Unbeatable Location

Situated on the north side of Derwent Way and east of Highway 91 within Annacis Island Business Park, this central location provides excellent accessibility to all areas of the Lower Mainland and the Canada/USA border. Occupants will benefit from direct access to the South Fraser Perimeter Road (Highway 17) via Alex Fraser Bridge.

### Property Highlights

-  Available Immediately
-  Open parking directly in front of the unit
-  Overhead Gas Fired Unit Heaters
-  One (1) Grade Door
-  Three (3) Dock Doors
-  Up to 20' Clear Ceiling Height
-  HVAC in office area
-  Fully sprinklered
-  Immediate Access to Annacis and Hwy 17 Freeways

# Floor Plan



D - Dock door  
G - Grade door





For more information, contact:

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