

FOR LEASE



24,428 SF Distribution Space
with Dock & Grade Loading

1309 Derwent Way, Delta

Sean Bagan*

Senior Vice President

+1 604 790 7204

sean.bagan@colliers.com

Jack Hall

Senior Associate

+1 604 351 8947

jack.hall@colliers.com

Colliers

Accelerating success.

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

\$16.95/SF, net

ADDITIONAL RENT (2026)

\$5.45/SF
including management fee

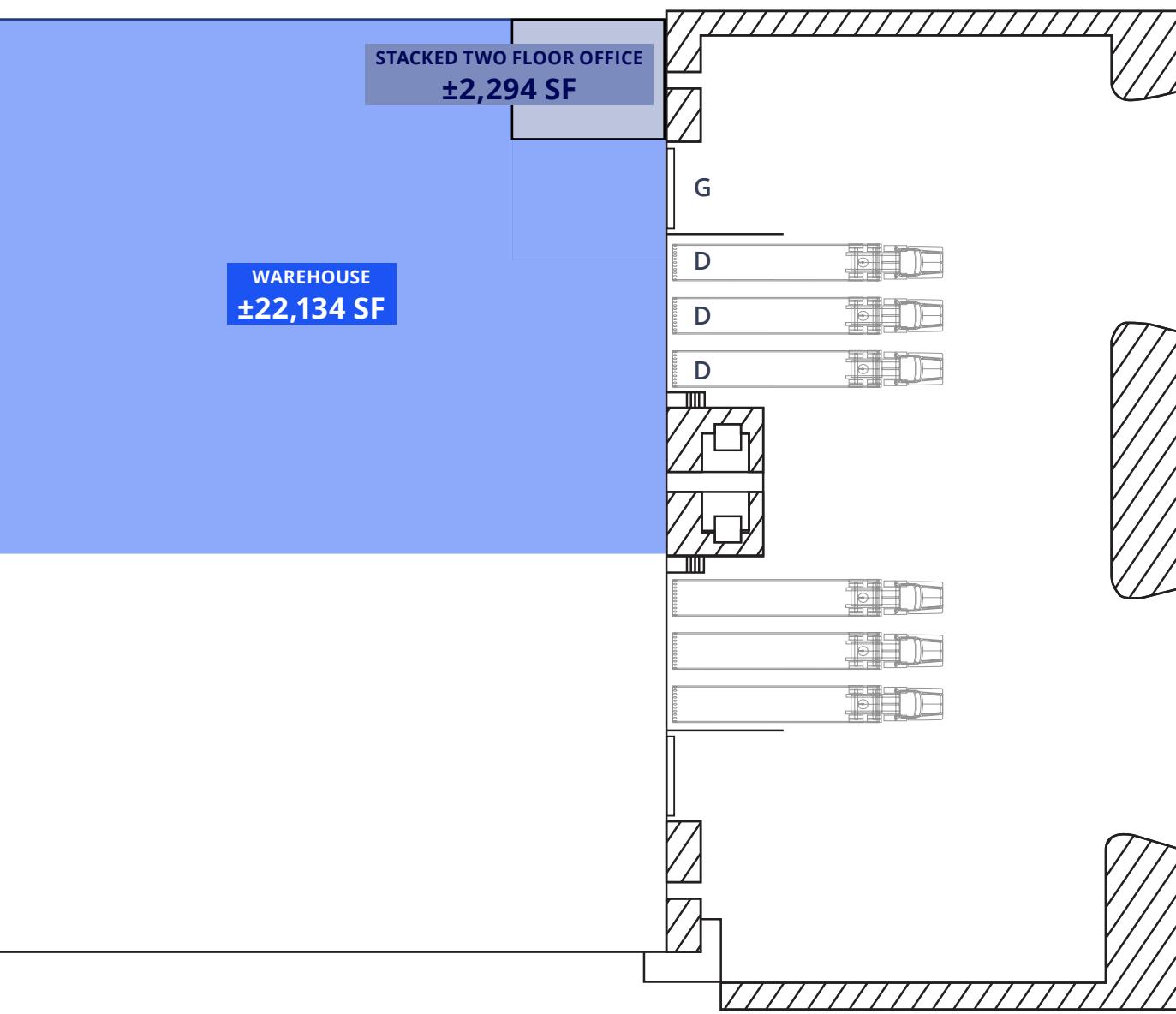
Unbeatable Location

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





For more information, contact:

Sean Bagan*

Senior Vice President

+1 604 790 7204

sean.bagan@colliers.com

Jack Hall

Senior Associate

+1 604 351 8947

jack.hall@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.