

1260 Cliveden Avenue Delta, BC

12,118 SF Prime Corner Industrial Unit With Dock & Grade Loading and Direct Exposure Onto Highway 91



The Opportunity

1260 Cliveden Avenue offers a unique opportunity to lease a corner unit, located next to the Highway 91 Interchange on Annacis Island within the desirable Annacis Business Park. The property offers direct exposure onto Highway 91 and is located minutes from the South Fraser Perimeter Road via the Alex Fraser Bridge to the south and Marine Way to the north.

Annacis Business Park is known as a manufacturing and distribution hub located center ice of the Lower Mainland. Notable businesses in the area include Amazon, Gordon Food Service, Happy Planet Food, Miele, PepsiCo, Ryder Truck Rental, and Urban Barn.

Building Area

Office/Showroom Area 3.203 SF 8.915 SF Warehouse Area Total 12,118 SF

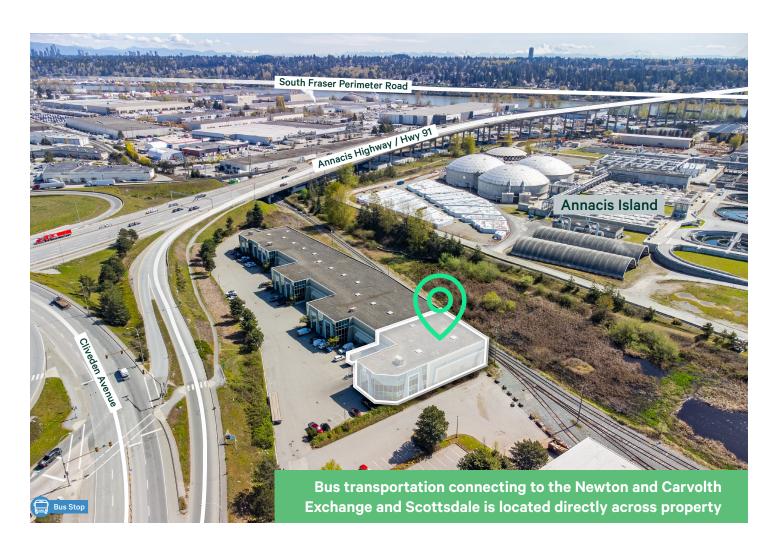
12.118 SF Available Area

Immediately Available

\$19.95 PSF **Asking Lease Rate**

\$5.83 PSF Taxes and Operating Costs + Management Fees (2024 est.)

12 (Medium Impact) Zoning





Space Features



1 grade loading door



100 amp, 600 volt, 3-phase electrical service



2 dock loading doors with levellers



Fluorescent lighting in office and warehouse areas



26' clear height

Fully sprinklered

500 lbs PSF floor loads



Air conditioned office area and overhead suspended forced air heating unit



Abundance of glazing and skylights in warehouse offering natural light throughout unit











Neighbours in the Area

STI Transport Amazon

A.J. Forsyth Swish

Fastenal Trail Appliances Great Canadian Water Transcold Distribution

Company Urban Barn Kindersley Transport VersaCold Miele VK Delivery

PepsiCo

Drive Times

2 min To Annacis Highway/ Hwy 9

5 min

To South Fraser Perimeter Road/Hwy 17

8 min To Hwy 99 17 min

To Fraser Surrey Docks

25 min To Deltaport

20 min

To US Canada Border

20 min

To YVR International

Airport

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