

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
Warehouse Area	8,915 SF
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.)

I2 (Medium
Impact)
Zoning



Space Features

- 1 grade loading door with ramp
- 100 amp, 600 volt, 3-phase electrical service
- 2 dock loading doors with levellers
- Fluorescent lighting in office and warehouse areas
- 26' clear height
- Air conditioned office area and overhead suspended forced air heating unit
- Fully sprinklered
- Abundance of glazing and skylights in warehouse offering natural light throughout unit
- 500 lbs PSF floor loads





Neighbours in the Area

- | | |
|------------------------------|------------------------|
| Amazon | STI Transport |
| A.J. Forsyth | Swish |
| Fastenal | Trail Appliances |
| Great Canadian Water Company | Transcold Distribution |
| Kindersley Transport | Urban Barn |
| Miele | VersaCold |
| PepsiCo | VK Delivery |

Drive Times

- | | |
|--|---|
| 2 min
To Annacis Highway/
Hwy 9 | 17 min
To Fraser Surrey Docks |
| 5 min
To South
Fraser Perimeter
Road/Hwy 17 | 25 min
To Deltaport |
| 8 min
To Hwy 99 | 20 min
To US Canada Border |
| | 20 min
To YVR International
Airport |

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