

1210 Cliveden Avenue

Delta, BC

8,877 SF Industrial Unit With Dock & Grade Loading and Direct Exposure Onto Highway 91



The Opportunity

1210 Cliveden Avenue offers the opportunity to lease 8,877 SF of industrial space, 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

Mezzanine	644 SF
Office/Showroom Area	1,968 SF
Warehouse Area	6,265 SF
Total	8,877 SF

8,877 SF
Available Area

February 1, 2025
Available

\$19.95 PSF
Asking Lease Rate

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

I2 (Medium
Impact)
Zoning



Space Features



2 dock loading doors
with levellers



Fluorescent lighting in office
and warehouse areas



26' clear height



Private and open office spaces



Fully sprinklered



Air conditioned office area and
overhead suspended forced air
heating unit



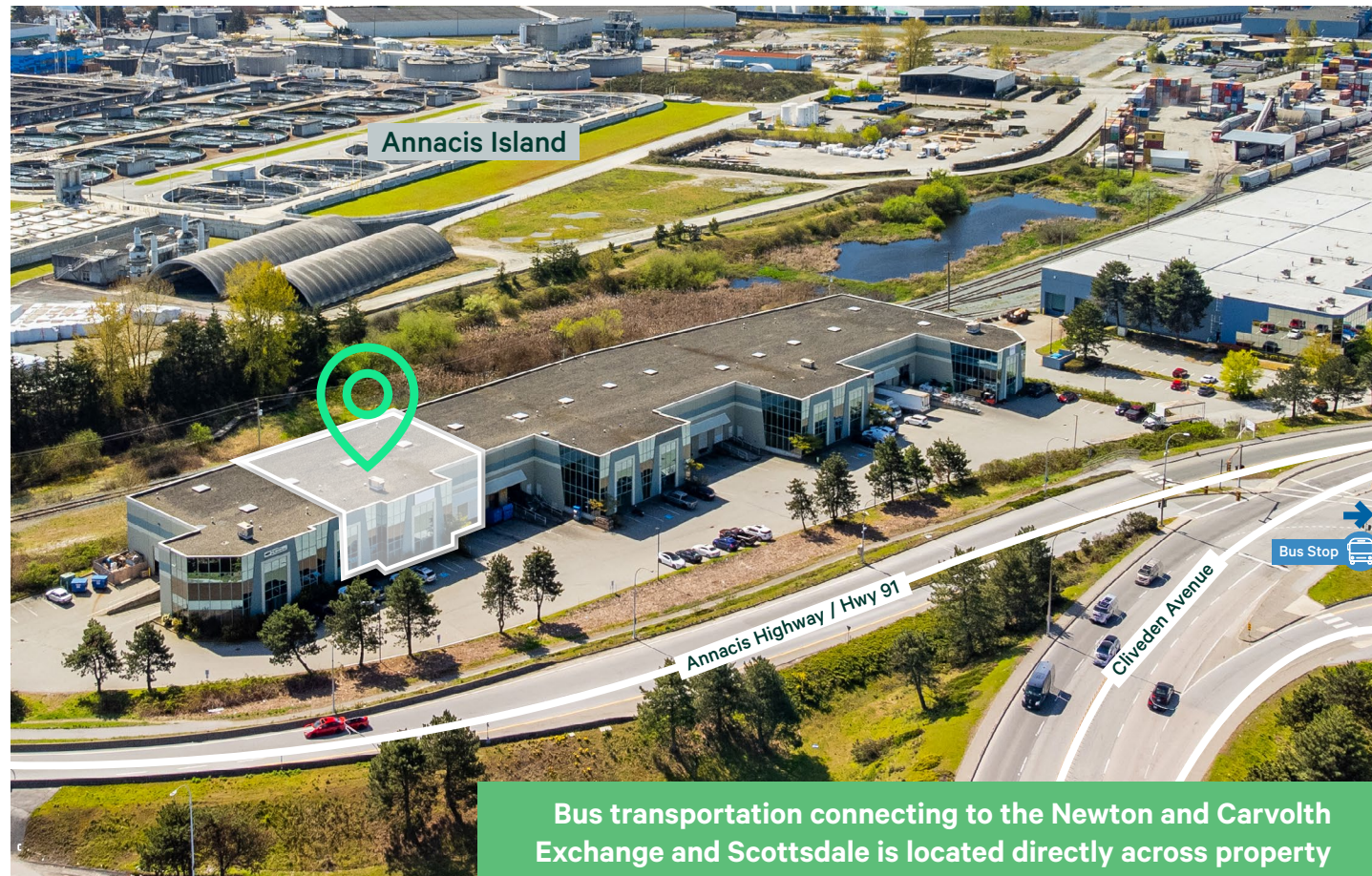
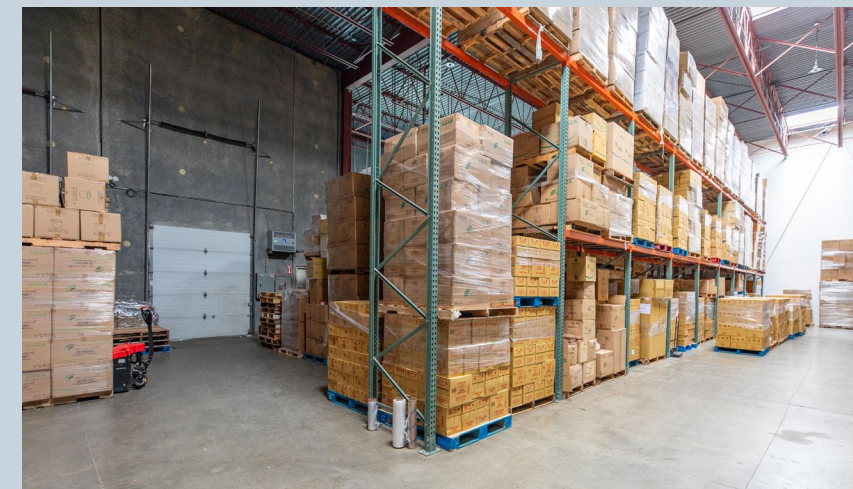
500 lbs PSF floor loads



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



100 amp, 600 volt,
3-phase electrical service



Bus transportation connecting to the Newton and Carvolth Exchange and Scottsdale is located directly across property



Neighbours in the Area

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

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

Joe Inkster

Personal Real Estate Corporation
 Executive Vice President, Industrial Properties
 Joe.Inkster@cbre.com
 604-662-5134

Hayden Ferrill

Vice President, Industrial Properties
 Hayden.Ferrill@cbre.com
 778-372-1934



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