

Industrial | For Lease

CBRE

1587 Derwent Way

Delta, BC

100,000 SF FOOD GRADE WAREHOUSE WITH RAIL SERVICE ON ANNACIS ISLAND



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The Opportunity

CBRE Limited is pleased to offer a rare opportunity to lease a 100,510 square foot food-grade warehouse facility with office space located at **1587 Derwent Way in Delta, BC** (the "Property"). Situated on 4.4 acres on Annacis Island, the Property boasts exceptional loading and maneuverability; equipped with 10 dock loading doors, 4 grade loading doors, and rail service access via spur line to the loading bays.

Strategically located in the Annacis Island, North Delta, the Property offers unparalleled access to key transportation routes including the South Fraser Perimeter Road (SFPR), and Highways 99, 91, and 1. The Property's ideal location facilitates direct and efficient connectivity to Metro Vancouver, the Ports, Vancouver International Airport, and the U.S.A. border.

The building encompasses a 92,000 square foot AIB food-grade certified warehouse, with an additional 9,500 square feet of office and mezzanine space. The building is equipped with various high end features including an electric security system, explosion-proof room, electrical floor control system, fully sprinklered, and existing racking available to the future tenant. The exterior offers ample parking including up to 15 tractor trailer parking spaces and a fully fenced perimeter.



Property Highlights



Site Size

Approx. 4.4 acres (191,000 SF)



Building Size

Approx. 100,510 SF



Loading

10 Dock Loading Doors
4 Oversized Grade Loading Doors



Freight Rail Access

Via spur line to SRY



Net Rent

\$19.75 Per Square Foot



Location

Annacis Island (Delta)



Zoning

I-2 (Medium Impact Industrial)



Parking

78 On-Site Parking Spaces
12-15 Tractor Trailer Parking



Clear Height

26' (to underside of truss)



Food Grade

AIB Food Grade Certified Warehouse



Location

CONVENIENT ACCESS TO SFPR, HWY 99, HWY 91, AND HWY 1

20 MINS TO VANCOUVER ITL AIRPORT
30 MINS TO DELTAPORT

20 MINUTES TO PEACE ARCH BORDER CROSSING
25 MINUTES TO BLAINE BORDER CROSSING

Building Plan



NOT TO SCALE. SIZE IS APPROXIMATE AND SUBJECT TO VERIFICATION.

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FOR INFORMATION PLEASE CONTACT LISTING AGENT:

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