

1587 Derwent Way

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



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1587 Derwent Way Delta. BC

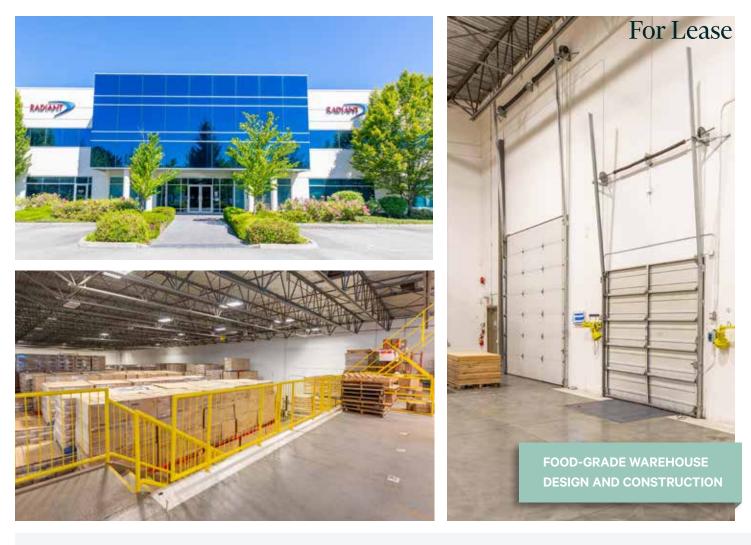
The Opportunity

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





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



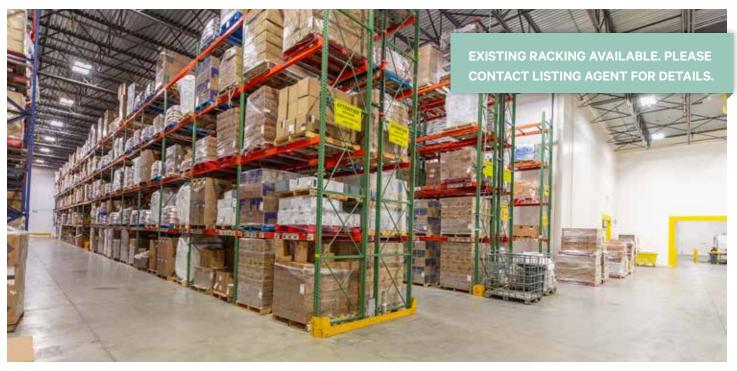
Clear Height 26' (to underside of truss)



Food Grade AIB Food Grade Certified Warehouse

1587 Derwent Way

Delta, BC













Location



Building Plan



For Lease

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

1587 Derwent Way Delta, BC



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FOR INFORMATION PLEASE CONTACT LISTING AGENT:

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