



FOR LEASE

**66,452 SF** Manufacturing/Distribution Facility with Yard and Heavy Power  
880 Cliveden Avenue, Delta

**Andrew Lord**

Executive Vice President  
Personal Real Estate Corporation  
+1 604 377 7949  
andrew.lord@colliers.com

**Jack Bougie**

Associate  
+1 604 329 4110  
jack.bougie@colliers.com

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# 66,452 SF Manufacturing/ Distribution Facility with Yard on Annacis Island

880 CLIVEDEN AVENUE, DELTA

The subject property is a high profile, freestanding industrial building situated on the south side of Cliveden Avenue, just east of Highway 91 and the on/off ramp to the Alex Fraser Bridge.

The area is home to many local, national and international businesses and consists of over 400 companies and over 10,000 employees.

The property is centrally located and has excellent accessibility to all areas in the Lower Mainland.

Highway 91A provides easy access to Burnaby and New Westminster to the north, and Delta, Surrey and the Canadian/US border crossing to the south.

LEASE RATE  
\$18.95/SF

ADDITIONAL RENT  
\$6.29/SF (estimated 2026)  
*Excludes management fee*

## Property Details

Civic Address	880 Cliveden Avenue, Delta	
Location	Located in the Annacis Business Park on Annacis Island, on the south side of Cliveden Avenue, west of Audley Boulevard	
Zoning	I2: Heavy Industrial	
Building Breakdown*	Mezzanine Office	3,248 SF
	Ground Floor Office	5,902 SF
	Warehouse	57,302 SF
	TOTAL	66,452 SF
Ceiling Height	Approximately 22.5' - 49.5' clear	
Power	Heavy power, 3,000A/480V/three-phase	
Loading	Three (3) dock doors, three (3) grade level loading doors'	
Parking	Ample parking and additional yard space	
Available	Immediately	



## Property Highlights

- Immediate area offers central access to labour pools and major transportation arterials;
- Zoning permits a wide range of uses including manufacturing, distribution, wholesaling & assembly;
- Mix of perimeter private offices and open plan space over two floors;
- New exterior and interior painting;
- Potential for further yard use;
- Existing warehouse racking available;
- Recently updated office improvements;
- Separate office and warehouse washrooms; and
- Secure reception area.







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