



FOR LEASE

## 588 Annance Court Delta, BC

Asking Price

# \$18.95/SF

From **14,300 SF** to **44,570 SF**  
Available Immediately

### A coveted Annacis Island leasing opportunity



Zoned and configured for a multitude of uses



Unparalleled access to Greater Vancouver  
and major transport links



Proudly owned by Grosvenor, the original  
developer of Annacis Island since 1952

## 588 ANNANCE COURT | PROPERTY PROFILE



Available immediately, the opportunity to lease up to **44,570 SF** in Grosvenor's Annacis Business Park. 588 Annance Court, also known as Millenium II or "M2" is centrally located, a 3-minute drive from Highway 91 providing access to Downtown Vancouver, the US border and urban centres. Professionally managed and kept to the highest standards, the unit offers flexible configurations, ample parking and loading ideal for distribution and logistics, and functional office space. Grosvenor is the largest landowner on the Island, owning the following:

**Income portfolio:** 11 properties totalling 920,711 sq. ft

**Ground Leases:** 7 land parcels on 21.6 acres, riparian rights (water rights for waterfront property), and a water lot

**Pre-Paid Ground Lease:** 19 land parcels on 116.1 acres

44,570 SF

Building size

38,590 SF

Industrial area

5,980 SF

Office area

33

Parking stalls

10

Dock doors

3

Grade doors

26'

Clear height

3

Phase electric power

I-2

Zoning

Ample

Parking

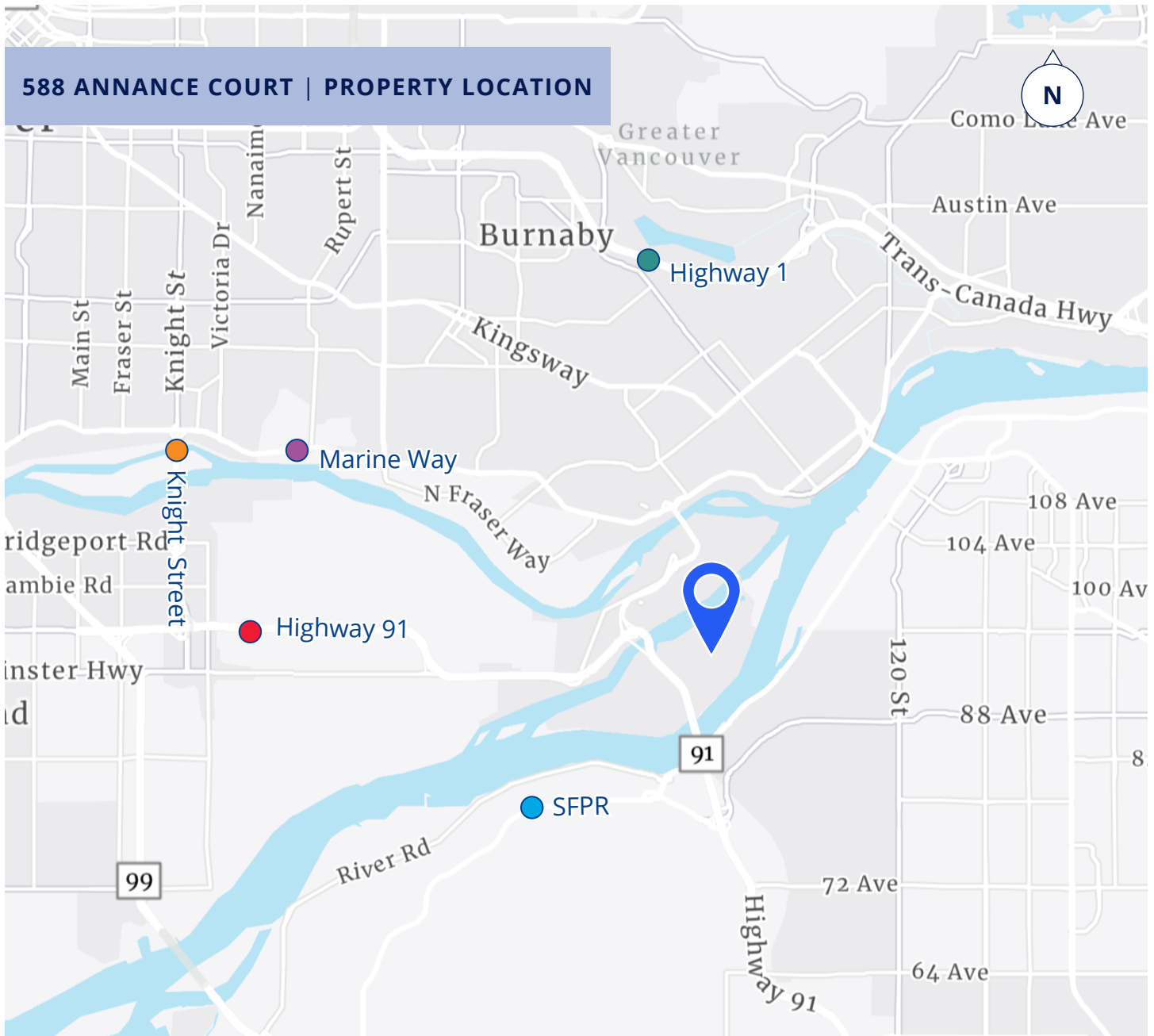
Immediate

Possession

\$7.32 /SF

Additional Rent

(est. 2026 excluding management & admin fee)



588 Annance Court is easily accessed from the Highway 91 interchange into Annacis Business Park via Chester Road or Audley Boulevard. Located in the geographic centre of Metro Vancouver, Annacis Business Park is a preferred hub for both import and local distribution.

#### 1 - 10mins

Food and Dining amenities  
South Fraser Perimeter Road

#### 20 - 25mins

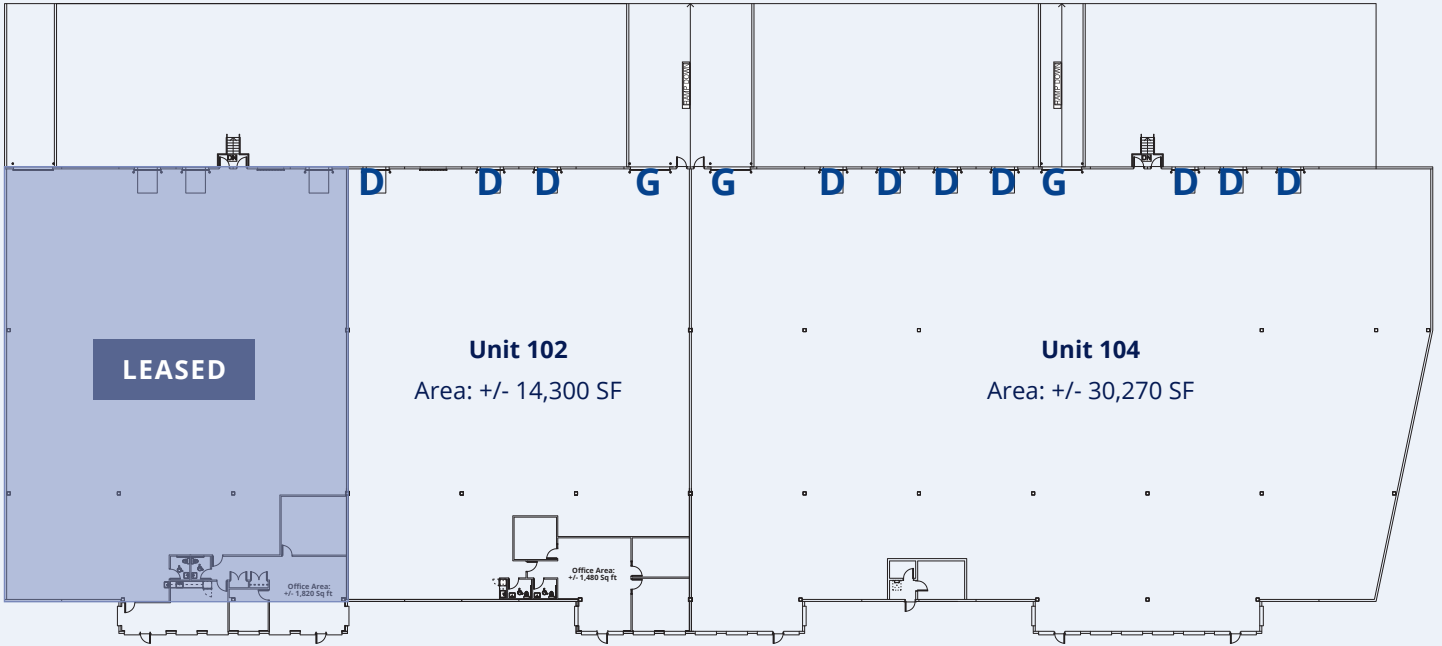
YVR  
US Border

#### 25 - 30mins

Port Mann Bridge  
DeltaPort  
200<sup>th</sup> Street Interchange @ Highway 1

# Building Breakdown

- D Dock Loading Door
- G Grade Loading Door



| Unit 102  |                 | Unit 104  |                                          | Total Space Available |                  |
|-----------|-----------------|-----------|------------------------------------------|-----------------------|------------------|
| Office    | 1,480 SF        | Office*   | 4,500 SF<br><i>*not pictured in plan</i> | Office                | 5,980 SF         |
| Warehouse | 12,820 SF       | Warehouse | 25,770 SF                                | Warehouse             | 38,590 SF        |
| Total     | 14,300 SF       | Total     | 30,270 SF                                | Total                 | 44,570 SF        |
| Loading   | 1 Grade, 3 Dock | Loading   | 2 Grade, 7 Dock                          | Loading               | 3 Grade, 10 Dock |



## The Offer Process

To receive detailed information about the property, and/or to arrange a viewing please, contact the agents below.

## Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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

Tessa Webb  
Transaction Manager, Licensed  
+1 604 662 2698  
tessa.webb@colliers.com

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