

For Lease

# 638-706 Derwent Way

## LOCATION

638-706 Derwent Way  
Delta, BC  
V3M 5P8, Canada

## LEASING CONTACTS

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properties**

## OVERVIEW

638-706 Derwent Way encompasses 135,000 square feet of warehouse space spread over 22 bays on 5.43 acres. Bay sizing ranges from 3,800 to 6,825 square feet.



## LOCATION

638-706 Derwent Way is conveniently located on Derwent Way within Annacis Business Park. Annacis Island is centrally located and accessible to most areas of the Lower Mainland, with Highway 91 providing easy access to Burnaby, New Westminster, Delta, Surrey and the Canadian/US border.



## GROSS LEASABLE AREA

134,717 sq. ft.

## YEAR BUILT

1955

## NUMBER OF UNITS

22

## ZONING

I2: Medium Impact Industrial

## BUILDING FEATURES

- Full sprinkler system
- Grade level loading
- Designated loading/parking per bay
- Men's and women's individual private washrooms
- Quality office improvements
- Heavy 3-phase power (200 Amp/480-600 Volts)
- 12' clear ceiling height

# 638-706 Derwent Way

● Leased   
 ● Available   
  Unit Designated Loading/Parking



ASKING NET RENTAL RATE

Contact listing agents

OPERATING EXPENSES

Approximately \$6.48/sf  
(2025 estimate)

LOADING

1 grade door per unit

CLEAR CEILING HEIGHT

12'

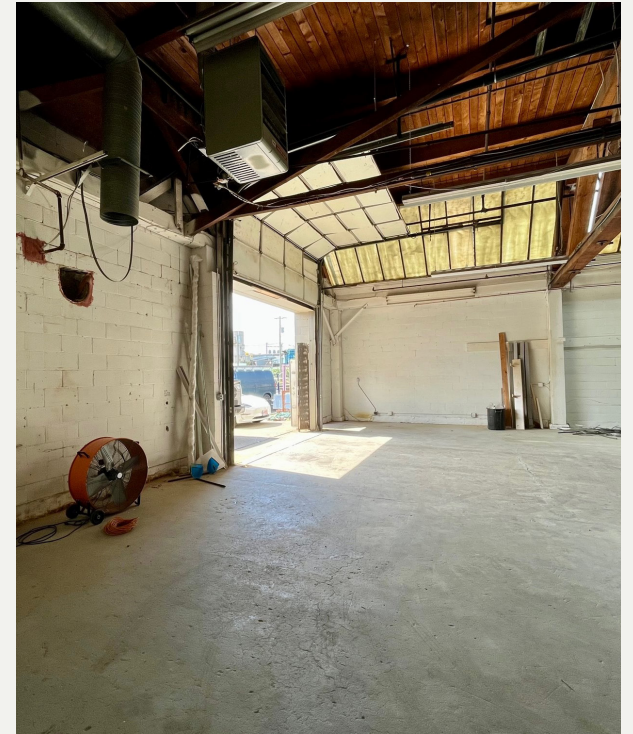


## AVAILABLE UNITS

UNIT	SF	AVAILABILITY
660	6,731	Immediately
690	6,731	Immediately
694	6,878	Immediately



⬆ Front Entrance



⬆ Grade Loading Bay



⬆ Front Office Space



⬆ Warehouse Area



⬆ Rear Loading Bay & Covered Storage

CONTACT

# Get in Touch

HEAD OFFICE

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