

FOR LEASE

ANNACIS BUSINESS PARK

747 CLIVEDEN PLACE

DELTA, BC



CONTACT

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CBRE



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OPPORTUNITY

OPPORTUNITY TO LEASE A STRATEGICALLY LOCATED INDUSTRIAL PROPERTY WITH WAREHOUSE, OFFICE AND RETAIL, SITUATED ON 2.89 ACRES IN ANNACIS BUSINESS PARK.

- > CONVENTIONAL STRUCTURAL STEEL AND BLOCK FRAME CONSTRUCTION
- > EXCELLENT SIGNAGE EXPOSURE
- > EIGHT (8) GRADE LOADING DOORS
- > 26.5' CLEAR CEILING HEIGHT
- > TWO (2) COVERED DRIVE-THRU BAYS
- > HVAC INSTALLED THROUGHOUT PREMISES
- > 600 VOLTS / 400 AMPS, 3 PHASE, 4 WIRE
- > COMPLETELY RENOVATED RETAIL SHOWROOM AREA WITH AMPLE NATURAL LIGHT
- > FULLY SPRINKLERED
- > AMPLE PARKING WITH PAVED SURFACE LOT
- > EXTENSIVE EXTERIOR GLAZING

PROPERTY DESCRIPTION

AVAILABLE SIZE	Warehouse 10,450 SF
	Office 7,784 SF
	Retail 2,338 SF
	Total Size 20,572 SF
LEASABLE YARD SPACE	2.4 AC or 105,316 SF
ASKING LEASE RATE	Contact Listing Agents
ADDITIONAL RENT	\$4.86 PSF (2020 Estimate)

ZONING

I-2 Zoning
 Medium impact industrial,
 permits a wide range of
 industrial uses



AVAILABLE

November 2021



PROPERTY PHOTOS

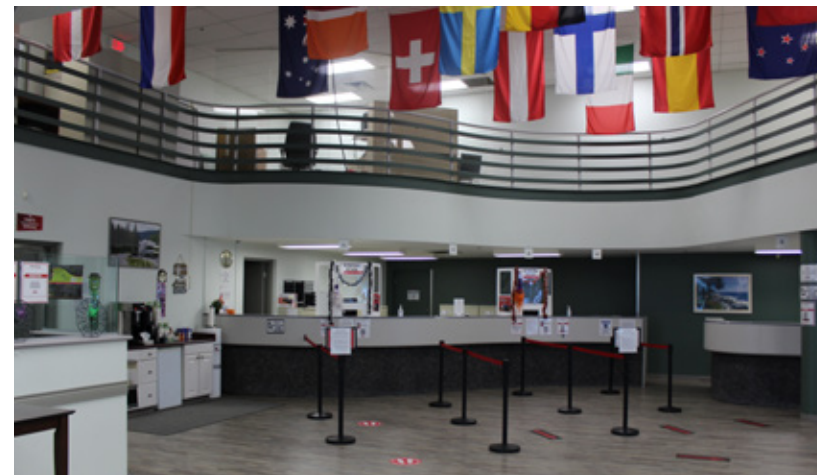
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- SECOND LEVEL MEZZANINE WITH BUILT OUT OFFICES, BOARDROOM AND WASHROOMS
- EXPOSURE TO HIGHWAY 91 & CLIVEDEN PLACE
- SECURELY GATED YARD WITH PERIMETER FENCE AND SECURITY CAMERAS



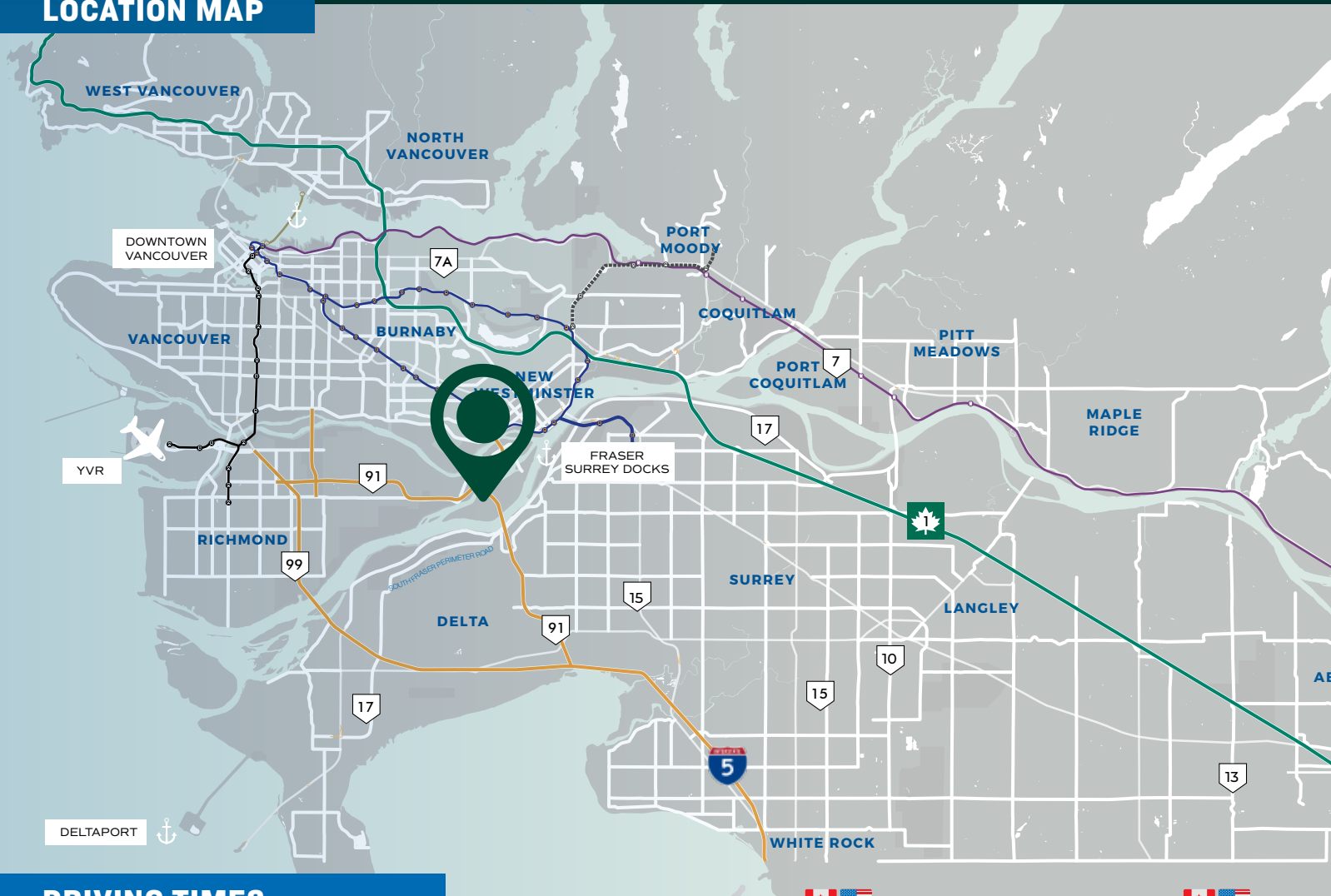
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The property is strategically located at the intersection of Cliveden Avenue and Cliveden Place, in the sought after Annacis Business Park. This location provides a central location and easy access to Highway 91, the Alex Fraser Bridge, and the South Fraser Perimeter Road (Highway 17).

LOCATION MAP



DRIVING TIMES

 **20 MIN**
YVR

 **5 MIN**
SOUTH FRASER PERIMETER ROAD

 **20 MIN**
FRASER SURREY DOCKS

 **35 MIN**
US/CANADA BORDER

 **20 MIN**
TRAN-CANADA HIGHWAY

 **25 MIN**
DELTA/PORT

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