

FOR LEASE

1090

Units 104-105-106 & 108 & 111-112

Cliveden Avenue

Delta, British Columbia

4,444 SF - 9,720 SF

Warehouse/Office

Space Available on Annacis Island



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LOCATION


1090 Cliveden Avenue is readily accessed via the Highway 91 interchange into Annacis Business Park. Located in the geographic centre of Metro Vancouver, Annacis Business Park is a preferred local distribution hub. The new South Fraser Perimeter Road (SFPR) interchange is minutes away at the south end of the Alex Fraser Bridge.

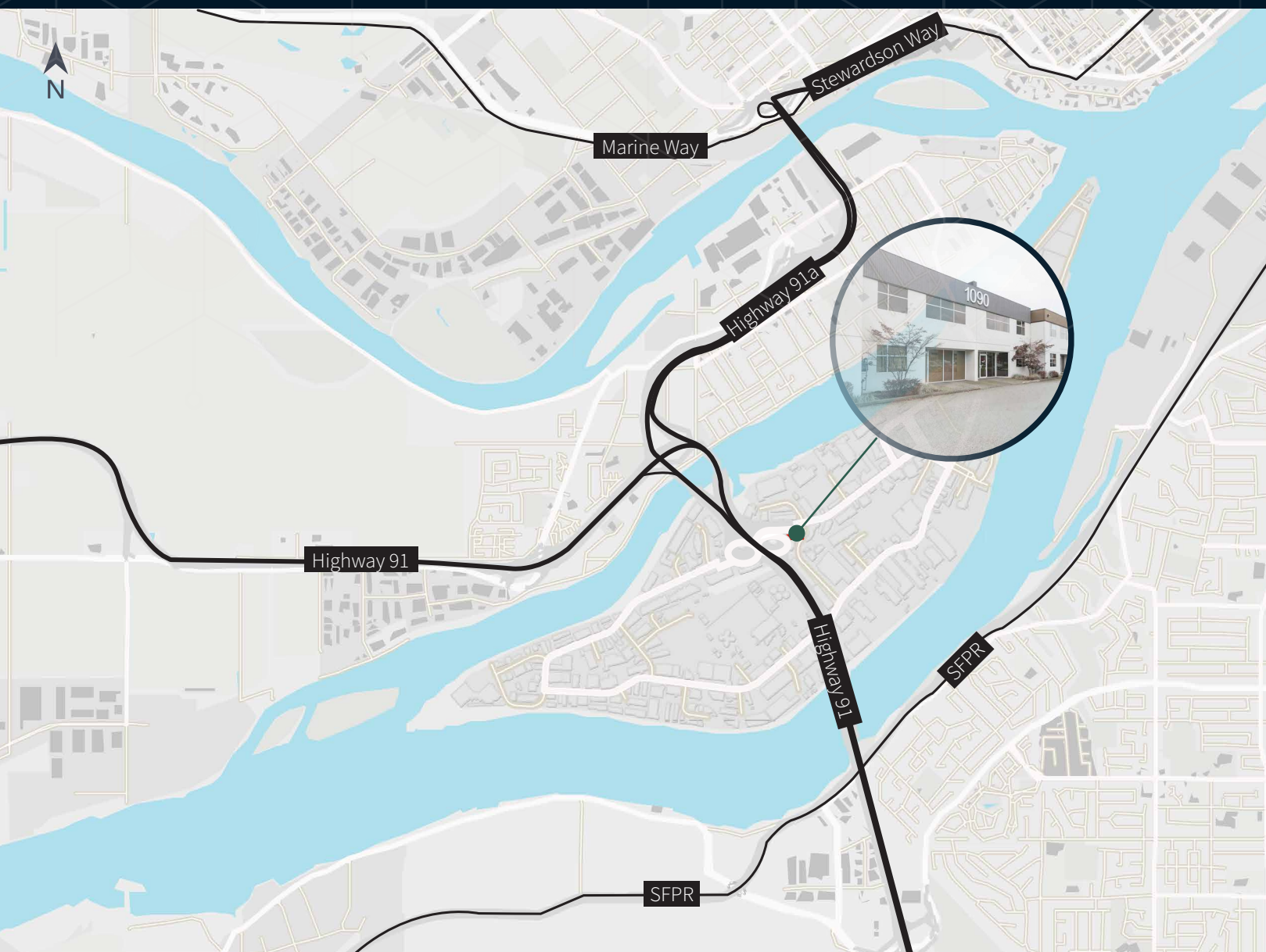
The SFPR is a new 40 km, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th Street (HWY 15) in Surrey, with connections to Highways 1, 91, 99 and the Golden Ears Bridge. The SFPR provides convenient access to and from the Deltaport, CN and CP intermodal yards.

ZONING

I-2 (Heavy Industrial) permitting a wide range of general industrial uses such as manufacturing, transportation, sales and service of heavy machinery and equipment, warehousing and storage.

 Basic Rent:
\$18.95 PSF

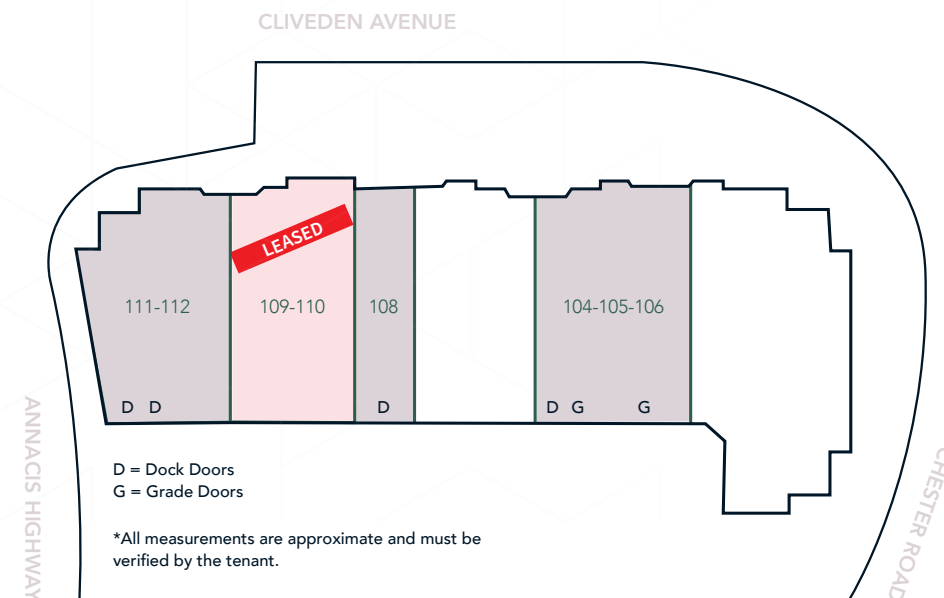
 Additional Rent (2025):
\$6.27 PSF + 5 % management fee



UNITS 104 - 105 - 106	
Office	700 SF
Warehouse	9,020 SF
Total	9,720 SF
Availability	Immediate

UNIT 108	
Ground Floor	3,544 SF
Second Floor	900 SF
Total	4,444 SF
Availability	March 1, 2025

UNITS 111 - 112	
Ground Floor Office	1,240 SF
Second Floor Office	1,240 SF
Warehouse	6,055 SF
Total	8,535 SF
Availability	Immediate



PROPERTY HIGHLIGHTS

- ▶ Approximately 21' clear ceiling height
- ▶ Dock and grade loading doors
- ▶ 3-phase electrical service
- ▶ Fully sprinklered
- ▶ Concrete tilt-up construction
- ▶ Gas fired unit heaters
- ▶ Excellent street exposure
- ▶ Ample parking
- ▶ Extensive glazing
- ▶ Good proximity to public transportation

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SCAN TO VIEW
TEAM LISTINGS



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