

\$14.95 PSF Year 1 Introductory Rate

FOR LEASE



24,428 SF Distribution Space
with Dock & Grade Loading

1309 Derwent Way, Delta

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24,428 SF Industrial Unit

1309 DERWENT WAY, DELTA

Opportunity to lease a functional and ideally situated facility, available for a longer term lease. The property is zoned I-2 (Heavy Industrial Zoning) allowing for a wide range of uses, including manufacturing, warehousing, wholesaling, distribution, assembly, food and office related functions.

Available Area*

Ground Floor Office	1,147 SF
Second Floor Office	1,147 SF
Warehouse	22,134 SF
Total Area	24,428 SF

ASKING RATE

Introductory Rate
Year 1: **\$14.95/SF**,
then **\$16.95/SF**, net


ADDITIONAL RENT (2026)

\$5.45/SF
including management fee

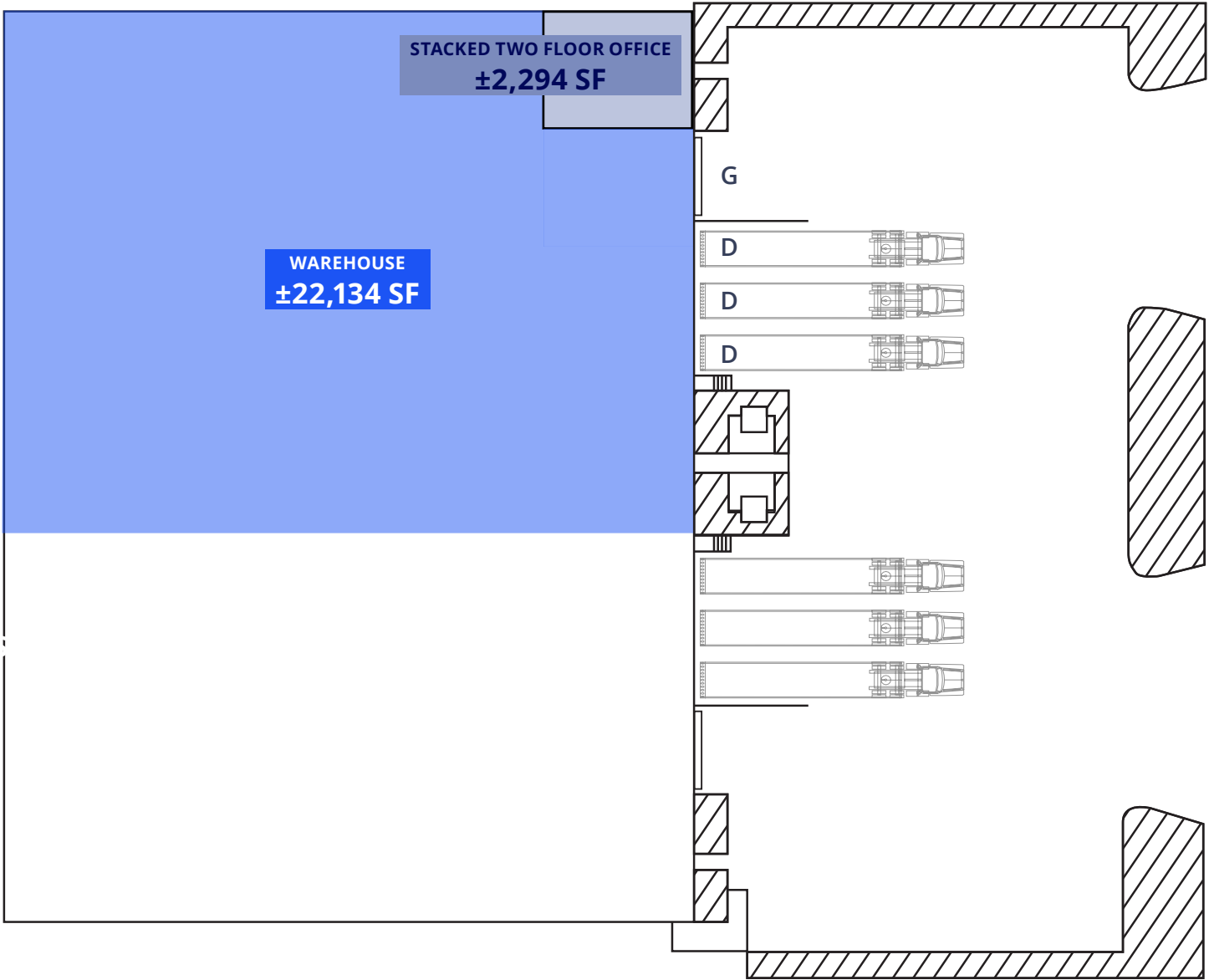
Unbeatable Location

Situated on the north side of Derwent Way and east of Highway 91 within Annacis Island Business Park, this central location provides excellent accessibility to all areas of the Lower Mainland and the Canada/USA border. Occupants will benefit from direct access to the South Fraser Perimeter Road (Highway 17) via Alex Fraser Bridge.

Property Highlights

-  Available Immediately
-  Open parking directly in front of the unit
-  Overhead Gas Fired Unit Heaters
-  One (1) Grade Door
-  Three (3) Dock Doors
-  Up to 19' Clear Ceiling Height
-  HVAC in office area
-  400 Amps, 600 Volts power
-  Fully sprinklered
-  Immediate Access to Annacis and Hwy 17 Freeways

Floor Plan



D - Dock door
G - Grade door



For more information, contact:

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