

**FOR LEASE**

**Colliers**

**2,700 SF Corner Industrial  
Unit with Grade Loading**

Unit 7 - 1668 Derwent Way, Delta

**CAN-ACT**  
CLEANING & COATINGS INC.

**3 ENWAVE**

**Jack Bougie**

Associate

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**Taylor Earle**

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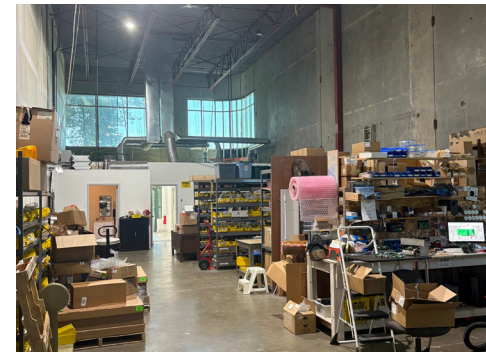
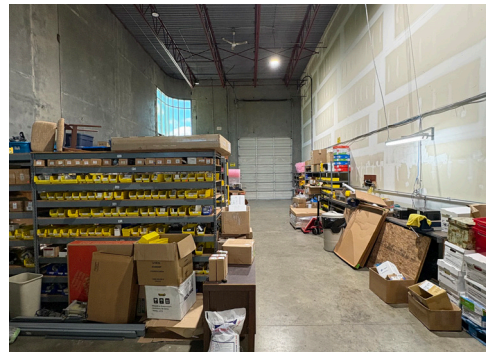
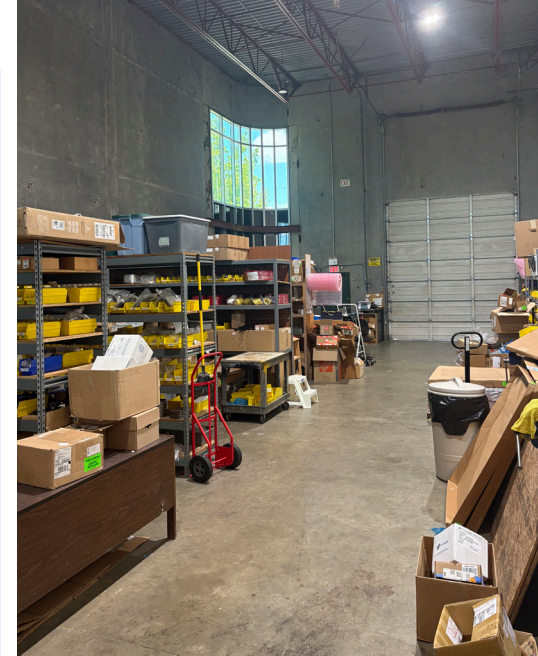
## Opportunity & Location

1668 Derwent Way presents an opportunity to lease a functional industrial facility in the heart of Annacis Island Business Park, one of Metro Vancouver's most established and sought-after industrial nodes. The property offers immediate access to Highway 91 and the South Fraser Perimeter Road (Highway 17), providing seamless connectivity to Delta, Surrey, Richmond, and the Canada-US border.

With proximity to the Alex Fraser Bridge, Port of Vancouver, and key distribution corridors throughout the Lower Mainland, the location supports a wide range of industrial and logistics operations. The surrounding business park is home to over 400 companies and more than 10,000 employees, offering a well-serviced environment with convenient access to transit and amenities.

## Property Details

Civic Address	Unit 7 - 1668 Derwent Way, Delta
PID	018-662-803
Legal Description	LOT 1 DISTRICT LOT 351 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP14992
Rentable Area	2,700 SF
Zoning	I2 (Medium Impact Industrial)
Features	<ul style="list-style-type: none"><li>• One (1) grade level loading door</li><li>• 24' clear ceiling height</li><li>• Ample Parking</li><li>• Sprinklered</li><li>• Private corner office and reception area</li></ul>
Available	30 days' notice
Lease Rate	\$19.50/SF (net)
Additional Rent (2026)	\$7.75/SF



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