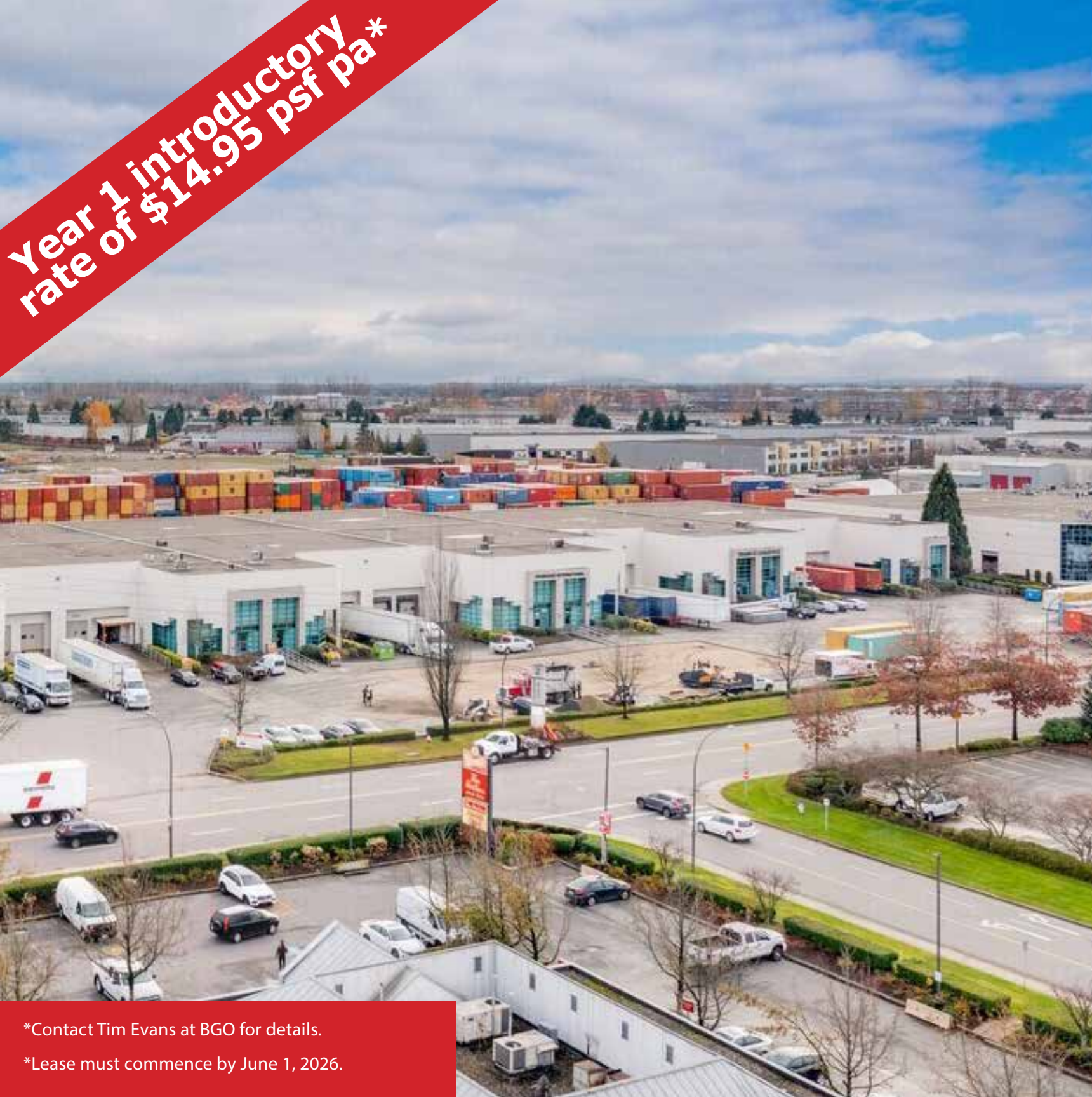


Year 1 introductory  
rate of \$14.95 psf pa\*



# 1372-1388

Cliveden Ave, Delta  
Cliveden Centre 2

Unit 1372 & Unit 1388  
47,619 SF to 96,045 SF

Available Immediately



\*Contact Tim Evans at BGO for details.

\*Lease must commence by June 1, 2026.



# Region-wide reach and streamlined operations from Delta

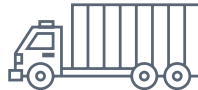
Unit 1372 and Unit 1388 Cliveden Avenue are located within Cliveden Centre 2 in Annacis Business Park, Delta, British Columbia. The property offers convenient access via the Highway 91 interchange, providing efficient connections to major routes throughout Metro Vancouver.

Annacis Business Park is situated in the geographic centre of Metro Vancouver, making it a well-established location for distribution, logistics, and light industrial users.

## PROPERTY HIGHLIGHTS



47,619-SF to 96,045-SF warehouse



Ample on-site parking



Multi-modal logistics connections



26-foot clear height



11 dock, 2 grade and 5 rail doors



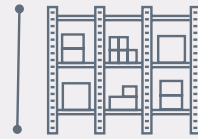
Available immediately

# Specifications

**87,039 SF**  
TOTAL  
WAREHOUSE



**26'**  
CLEAR  
HEIGHT



**8,559 SF**  
OFFICE  
AREA



**2**  
GRADE  
DOORS



**11**  
DOCK  
DOORS



#1372 WAREHOUSE 43,448 SF

#1388 WAREHOUSE 43,591 SF

#1372 OFFICE 4,531 SF

#1388 OFFICE 4,028 SF

#1372 MEZZANINE 447 SF

TOTAL SIZE 96,045 SF

CLEAR HEIGHT 26'

DOORS 11 dock, 2 grade and 5 rail

COLUMN SPACING 47' 6"W x 35'D

PARKING Ample onsite parking

HVAC SYSTEM HVAC throughout office

HEATING Gas-fired unit heating in warehouse

SPRINKLERS Sprinklered building

ELECTRICAL 800 amps / 600 volts / 3 phase power

ZONING I-2 Zoning

ASKING RATE  
\$17.50 PSF  
with annual escalations

ADDITIONAL RENT  
\$6.73 PSF (2026 estimate)  
includes management fee

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

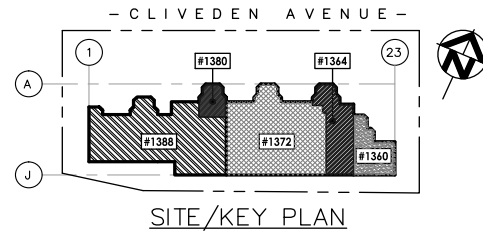


# Efficient warehouse workflows

A contemporary complex built for logistics, 1372 and 1388 Cliveden Avenue at Cliveden Centre 2 keeps freight moving and teams connected so you can pick, pack and ship with confidence every day. Operations are supported by 26' clear heights, 11 dock, 2 grade and 5 rail doors, efficient building specifications, and ample on-site parking.

1360 - 1396 CLIVEDEN AVENUE, DELTA (CLIVEDEN 2)

STREAMLINE FACILITY PLANNING CORP.  
DRAWING NO. 10058E1D  
SCALE: 1" = 80'-0"  
AUG. 10, 2017

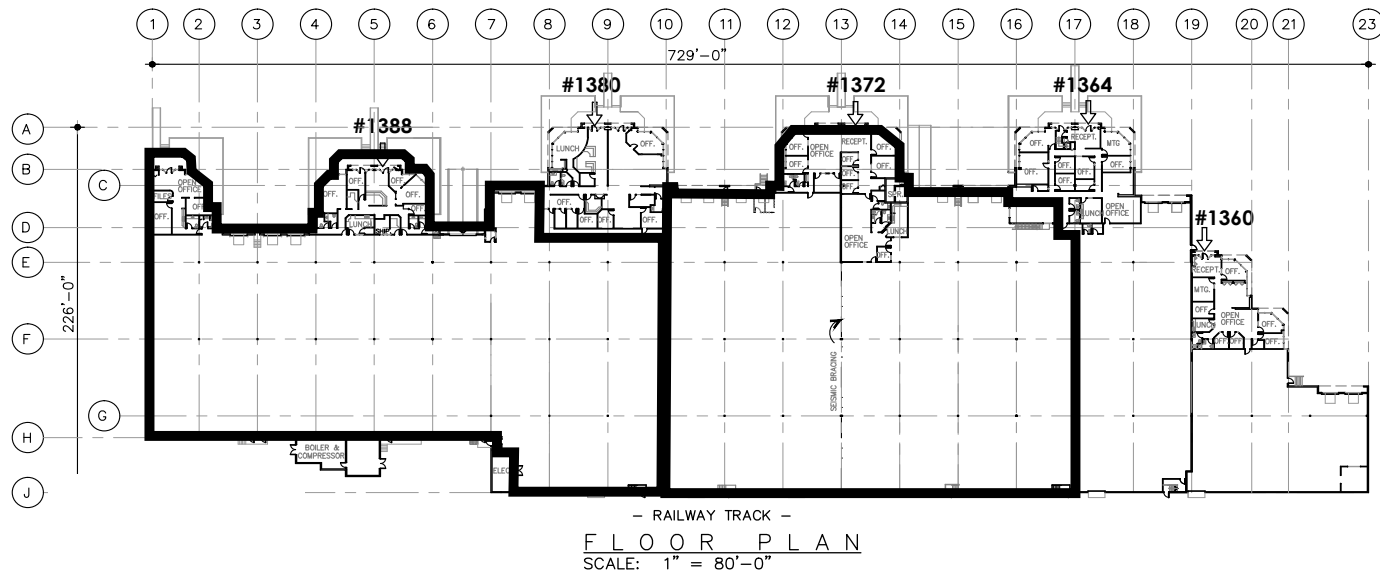


Unit 1388	
Warehouse	43,591 SF
Office	4,028 SF
<b>Total</b>	<b>47,619 SF</b>

Unit 1372	
Warehouse	43,448 SF
Office	4,531 SF
Open Mezzanine	447 SF
<b>Total</b>	<b>48,426 SF</b>

[Click here for 1372 Virtual Tour](#)

[Click here for 1388 Virtual Tour](#)



# Logistics reach and connectivity from the heart of Delta

Find your business' new home in one of Western Canada's most dynamic industrial hubs. Annacis Island in Delta offers a unique advantage at the centre of Metro Vancouver's trade and logistics network. With a strong labour force rooted in transport and trade, companies stand to benefit from reliable staffing to support their logistics and warehousing operations. The area's proximity to road, rail, port, and air transportation corridors connects Cliveden Centre 2 to consumers in Richmond, Surrey, US border and the wider Vancouver area.



**108,000**

TOTAL POPULATION  
(UPDATED IN JUNE 2025)



**\$90,000**

AVERAGE TOTAL  
FAMILY INCOME



**64.2%**

POPULATION (15+ YEARS)  
IN LABOUR MARKET



**64.3%**

POPULATION AGED  
BETWEEN 15-64 YEARS

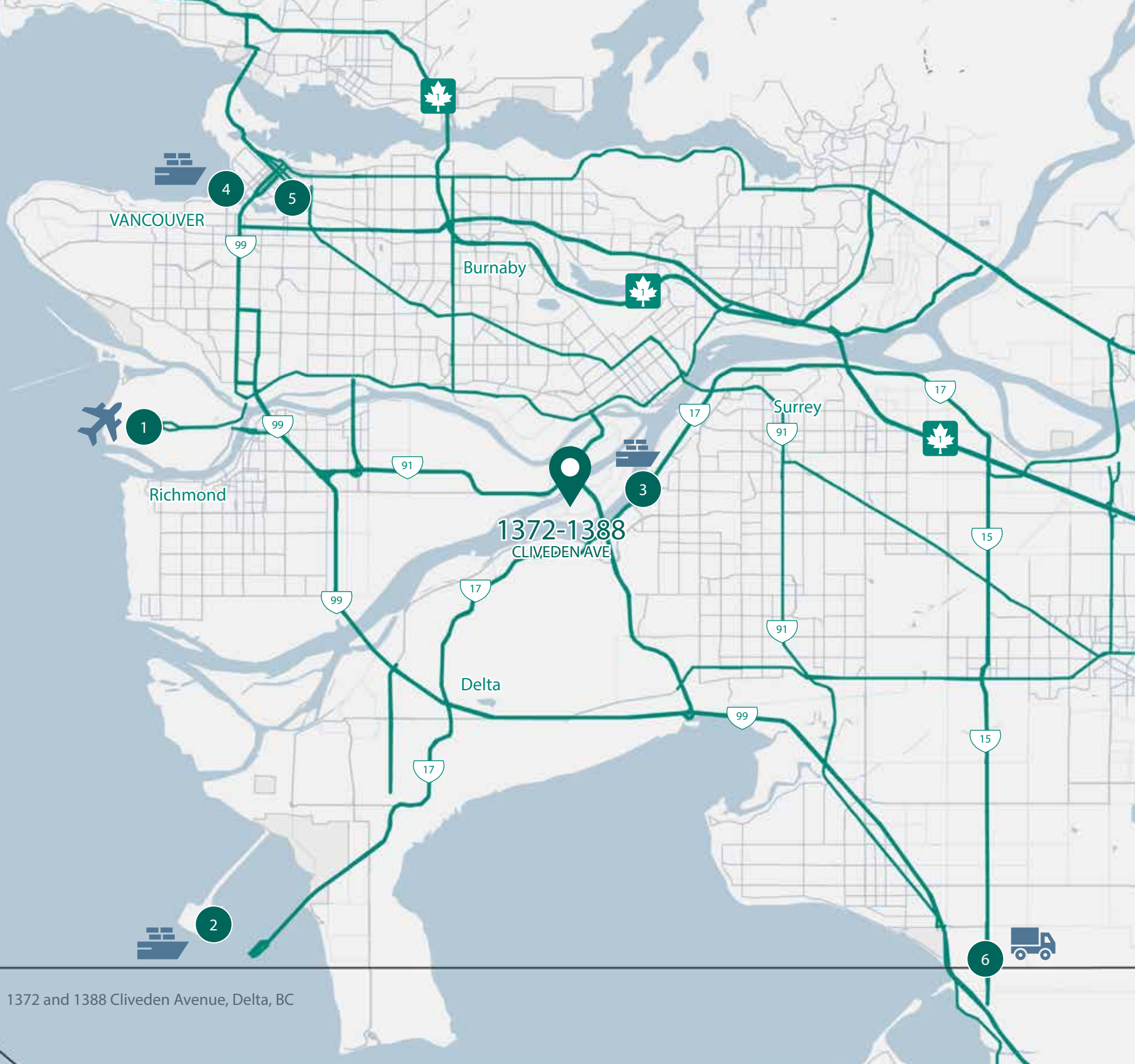


**2.6M**

POPULATION IN  
METRO VANCOUVER



# Multi-modal connections



## Drive Times

- 1 VANCOUVER INTERNATIONAL AIRPORT  
30 minutes
- 2 DELTA PORT  
20 minutes
- 3 FRASER SURREY DOCKS  
18 minutes
- 4 PORT OF VANCOUVER  
58 minutes
- 5 DOWNTOWN VANCOUVER  
55 minutes
- 6 US BORDER TRUCK CROSSING  
24 minutes
- 17 HIGHWAY 17  
17 minutes
- 91 HIGHWAY 91  
6 minutes
- 99 HIGHWAY 99  
22 minutes
- TRANS-CANADA HIGHWAY  
30 minutes



## A leader in Canadian property management.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



# 69M+

SF OF ASSETS MANAGED,  
40% FOR 3RD PARTY CLIENTS  
(as of September 30, 2025)



# 443

PROPERTIES MANAGED  
ACROSS CANADA



# 950+

EMPLOYEES IN  
CANADA



Let's get in touch.

TIM EVANS

SENIOR DIRECTOR, LEASING

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**BGO**  
Properties