

Year 1 introductory rate
of \$14.95 psf pa*



720

Eaton Way, Delta

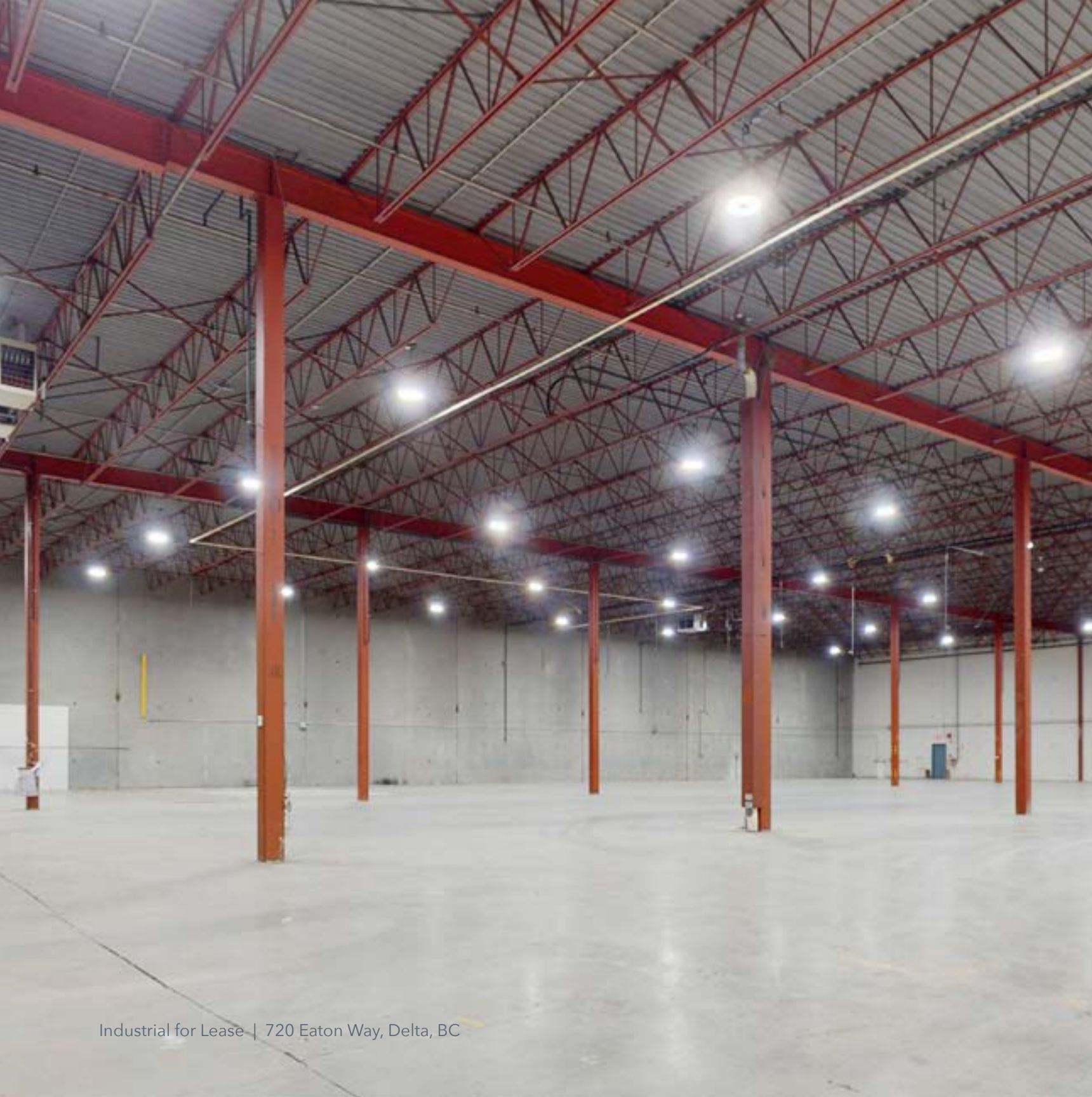
57,040 SF

Highly efficient warehouse facility
in proximity to the vast consumer
node and skilled labour force of
Metro Vancouver



*For qualified tenants.

*Lease must commence by September 1, 2026.



A premier choice for connectivity and functionality

Strategically located on Annacis Island, 720 Eaton Way in Delta, British Columbia offers 57,040 square feet of industrial space for high-performance warehousing and logistics operations. The property's proximity to Highway 91, South Fraser Perimeter Road, Delta Port and the Port of Vancouver means convenient access to major consumer nodes and distribution zones cross Metro Vancouver.

PROPERTY HIGHLIGHTS



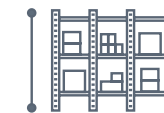
57,040 SF, including 7,040 SF of office



Ample on-site parking



Multi-modal logistics connections



25-foot clear height



Available immediately

Specifications

57,040 SF
TOTAL LEASABLE AREA



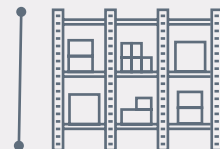
50' x 28'
COLUMN SPACING



500 lbs
FLOOR
LOADING (PSF)



25'
CLEAR
HEIGHT



7
DOCK HIGH
DOORS and
2 GRADE DOORS



| | |
|----------------|---|
| UNIT SIZE | 57,040 SF |
| WAREHOUSE SIZE | 50,000 SF |
| OFFICE SIZE | 7,040 SF |
| CLEAR HEIGHT | 25' |
| DOORS | 7 dock high doors |
| DRIVE-IN DOORS | 2 grade-level doors |
| PARKING | Ample onsite parking |
| HVAC SYSTEM | HVAC throughout office |
| HEATING | Gas-fired unit heating in warehouse |
| FLOOR LOADING | 500 lbs PSF |
| SPRINKLERS | Fully sprinklered building |
| ELECTRICAL | 400 amps / 347-600 volts / 3 phase power |
| ZONING | I2 Zoning |

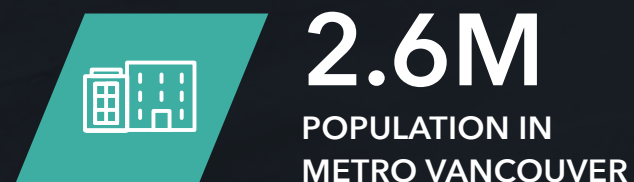
ASKING RATE
\$17.50 PSF
with annual escalations

ADDITIONAL RENT
\$7.76 PSF (2026 estimate)
includes management fee

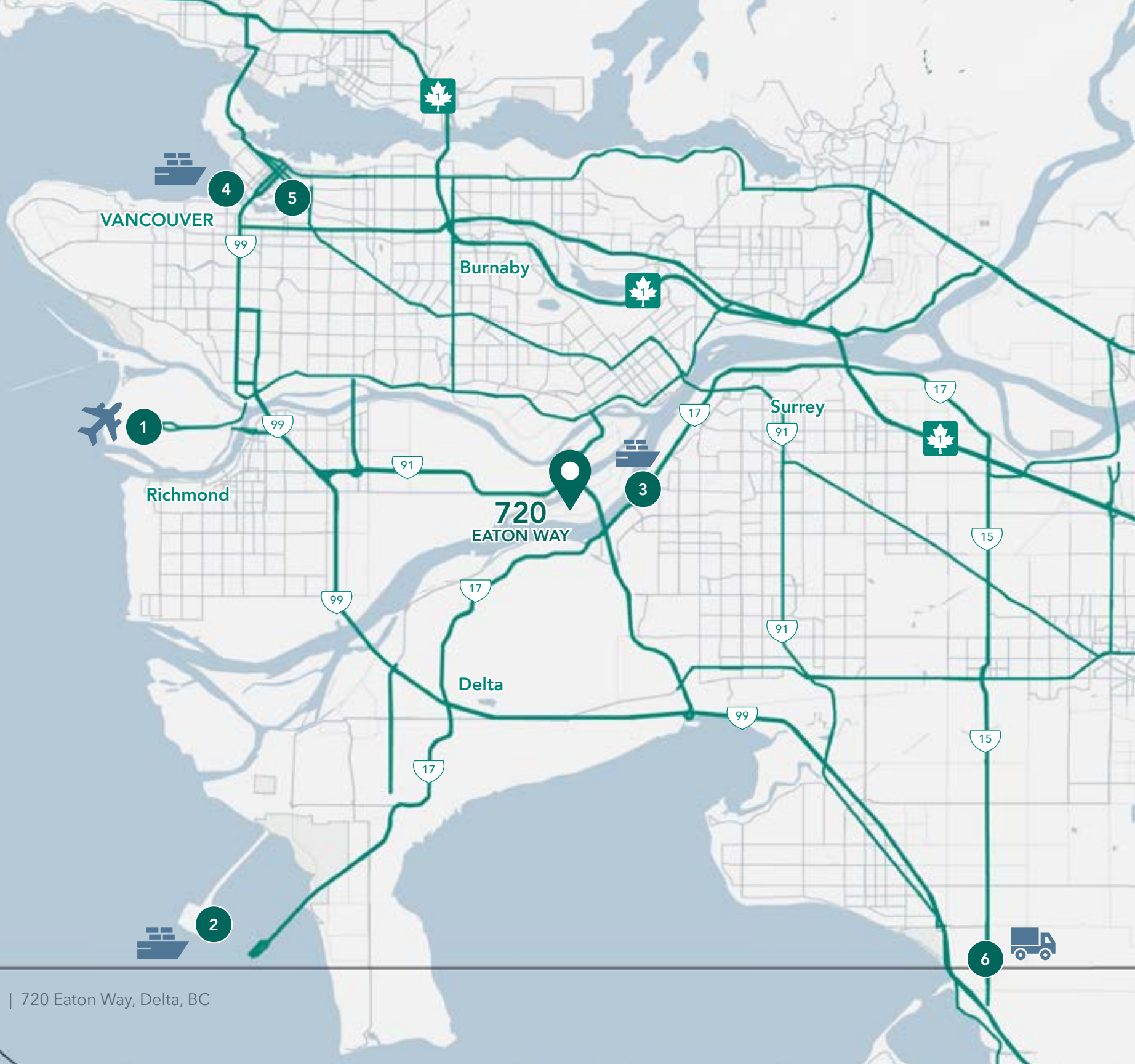


Your last mile advantage begins in Delta

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 720 Eaton Way to consumers in Richmond, Surrey, US border and the wider Vancouver area.



Multi-modal connections



Drive Times

- 1** VANCOUVER INTERNATIONAL AIRPORT
18 minutes
- 2** DELTA PORT
28 minutes
- 3** FRASER SURREY DOCKS
19 minutes
- 4** PORT OF VANCOUVER
47 minutes
- 5** DOWNTOWN VANCOUVER
45 minutes
- 6** US BORDER TRUCK CROSSING
26 minutes
- 17** HIGHWAY 17
17 minutes
- 91** HIGHWAY 91
9 minutes
- 99** HIGHWAY 99
22 minutes
- TRANS-CANADA HIGHWAY
26 minutes



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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

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