

ANNACIS BUSINESS PARK

1405 CLIVEDEN AVENUE | DELTA, BC



FOR LEASE 31,050 SF TOTAL

- LOW TOTAL OCCUPANCY COSTS
- SUPERB CORPORATE IMAGE
- ABUNDANT PARKING AND LOADING
- CENTRAL ANNACIS ISLAND LOCATION
- ACROSS FROM THE TIM HORTON'S / WENDY'S RESTAURANTS

BUILDING HIGHLIGHTS

LOCATION

1405 Cliveden Avenue is conveniently located on Cliveden Avenue almost immediately adjacent to the Highway 91 interchange. Annacis Business Park is favoured by many local, national and international firms due to its central location and excellent accessibility to all areas of the lower mainland.

BUILDING FEATURES

- 26' ceiling height
- 5 dock level loading doors
- 4 grade level loading doors (may be converted to dock)
- Fully sprinklered
- Heavy 3-phase power
- Excellent parking and loading areas
- Great corporate image and exposure

AVAILABLE AREA

Office (ground floor)	2,000 SF
Office (2nd floor)	2,976 SF
Warehouse	24,794 SF
Mezzanine Storage	1,280 SF
Total	31,050 SF

ZONING

I-2 Heavy Industrial; allows for a wide range of light to heavy industrial uses.

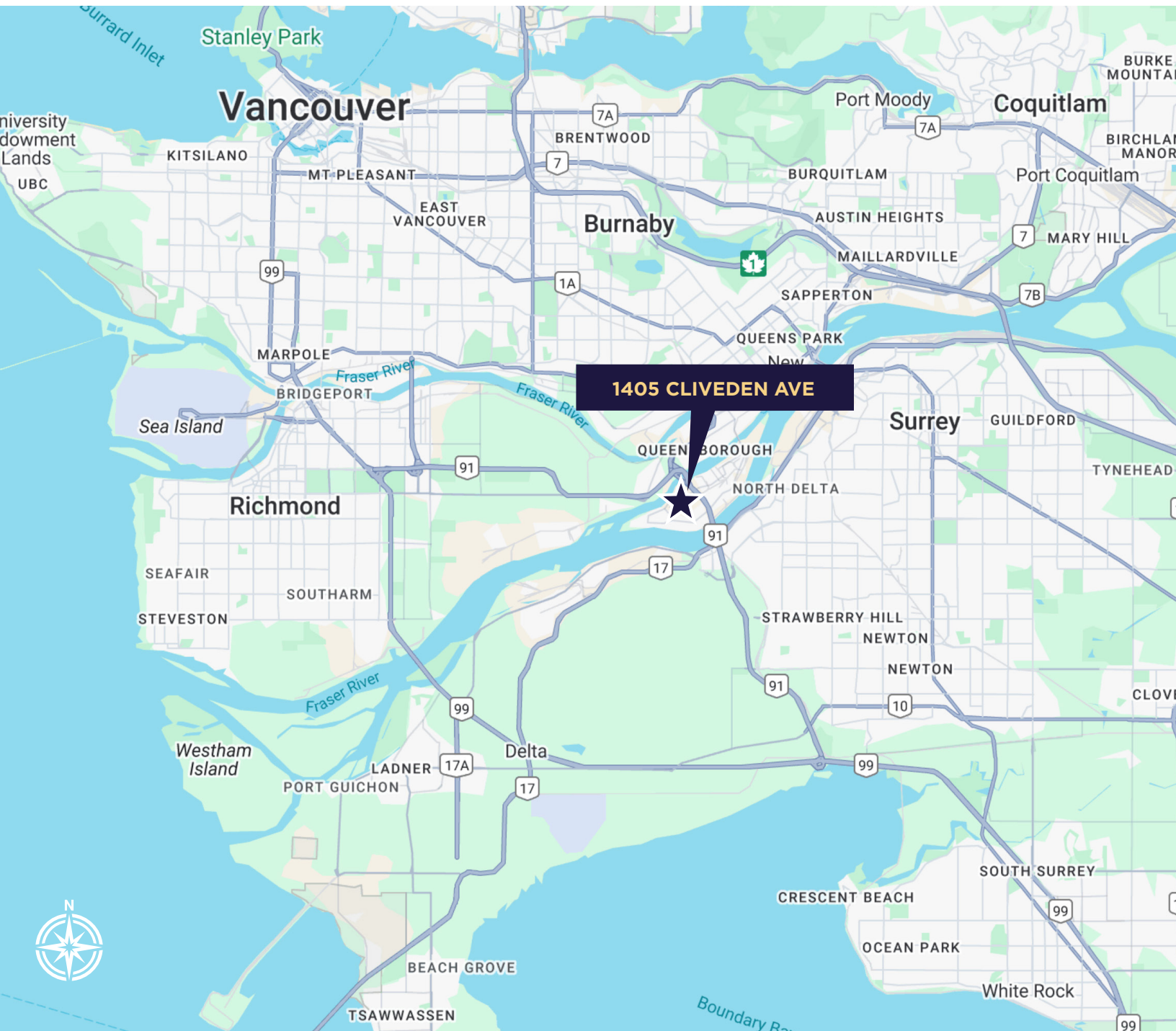
LEASE RATE

\$20.50 PSF

TAXES & OPERATING COSTS

\$4.50 PSF





CONTACT

BOB WATT

Vice President

+1 604 683 3111

bob.watt@cushwake.com

700 West Georgia Street,
Suite 1200 Vancouver, BC V7Y 1A1
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.