

**AVISON
YOUNG**

For Sublease

Unit 4 - 1585 Cliveden Avenue

Delta, BC



Avison Young is pleased to present an immediate opportunity to sublease a 2,400 sf industrial unit located on Delta's Annacis Island.

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**Ron J. Emerson Personal Real Estate Corporation*








Opportunity

A rare sublease opportunity in Delta's sought-after Cliveden Avenue corridor. This 2,400 sf unit offers efficient space with 23'6" clear ceiling height, providing exceptional cubic capacity for warehousing or light industrial operations.

Conveniently located in the Tilbury Industrial Park, the property allows for excellent access to major transportation routes including Highway 17, Highway 99, and Highway 91.

Unit highlights

-  23'6" clear ceiling height
-  One (1) dock-level loading door
-  3-phase, 60A/600V power supply
-  Efficient layout designed for flexibility
-  Professionally managed

Property details

ADDRESS

1585 Cliveden Avenue, Delta BC

PID

016-285-298

ZONING

I2 (Medium Impact Industrial)

SIZE

2,400 sf

AVAILABILITY

Immediately

SUBLEASE EXPIRY

April 30, 2027

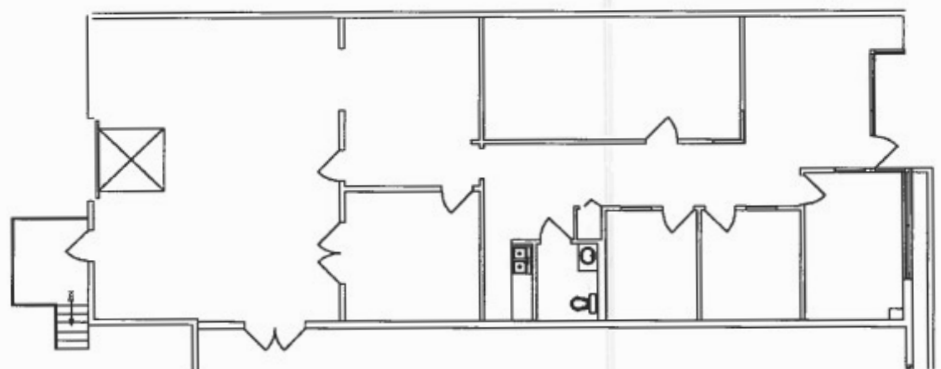
ASKING RATE

Please contact listing agent

ADDITIONAL RENT

\$8.64 per annum (2025)

Floorplan



#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
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