

19,335 SF AVAILABLE



540 Chester Road, Delta, B.C.

For Lease

19,335 SF Distribution Space

Darren Cannon

Personal Real Estate Corporation
Vice Chairman
+1 604 662 2637
darren.cannon@colliers.com

Andrew Lord

Personal Real Estate Corporation
Executive Vice President
+1 604 377 7949
andrew.lord@colliers.com

Jack Hall

Senior Associate
+1 604 351 8947
jack.hall@colliers.com

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Offering Highlights

- ✓ 22' clear ceiling height throughout warehouse area
- ✓ Lease terms up to 10 years will be considered
- ✓ Ample on site parking

Opportunity

Opportunity to lease 19,335 square feet on Annacis Island. Boasting ample dock loading doors and a covered loading platform, it caters to diverse logistical needs, whether for manufacturing, distribution, or storage.

Location

Annacis Island stands as a pivotal hub of industrial activity. Covering 1,200 acres along the Fraser River, its strategic positioning offers convenient access to major transportation routes, notably Highways 91 and 17. This accessibility facilitates the efficient movement of goods, enhancing the island's significance as a logistical center.

Major tenants in the area include Gordon Food Services, CJ Logistics, Pepsi, and Trail Appliances, underscoring the island's significance as a key industrial and commercial hub in the region.

Zoning

I-2 (Medium Impact Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, assembly, food and office related functions.



Building Features

Available Areas*

540 Chester Road

Mezzanine	1,535 SF
Warehouse	17,800 SF
Total Area	19,335 SF

Loading: Two (2) dock doors

Availability

March 1, 2026

Asking Lease Rate

Please contact listing agents

2026 Tax & Operating Cost Budget

\$4.43 per SF, per annum (excluding Management Fee)

- 22' clear warehouse ceilings
- Overhead gas fired unit heaters
- Full HVAC in office areas
- 50' (L) x 25' (W) column spacing
- 500 lbs per SF floor load capacity
- Efficient LED warehouse lighting
- Extensive employee parking
- Approximate 1 acre of yard space





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