



# For Lease

## 1372 & 1388 Cliveden Avenue

DELTA BC

47,619 SF to 96,045 SF of  
industrial warehouse space





1372 & 1388 CLIVEDEN AVENUE

# Region-wide reach and streamlined operations from Delta

### LEASE RATE

\$14.95 PSF

Year 1 Incentive Rate

### ADDITIONAL RENT

\$6.73 PSF












including management (2026)

**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.



### BUILDING AMENITIES

-  47,619 SF to 96,045 SF warehouse
-  Ample on-site parking
-  Multi-modal logistics connections
-  26' clear ceiling height
-  11 dock, 2 grade, and 5 rail doors
-  8,559 SF office area
-  HVAC throughout office
-  Gas-fired unit heating in warehouse
-  Sprinklered building
-  800 amps / 600 volts / 3-phase power
-  I-2 Zoning








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.

## DEMOGRAPHICS

-  **108,000** total population (June 2025)
-  **64.2%** population (15+ years) in labor market
-  **2.6M** population in metro Vancouver
-  **\$90,000** average total family income
-  **64.3%** population aged between 15-64 years



### DISTANCE TO HIGHWAYS

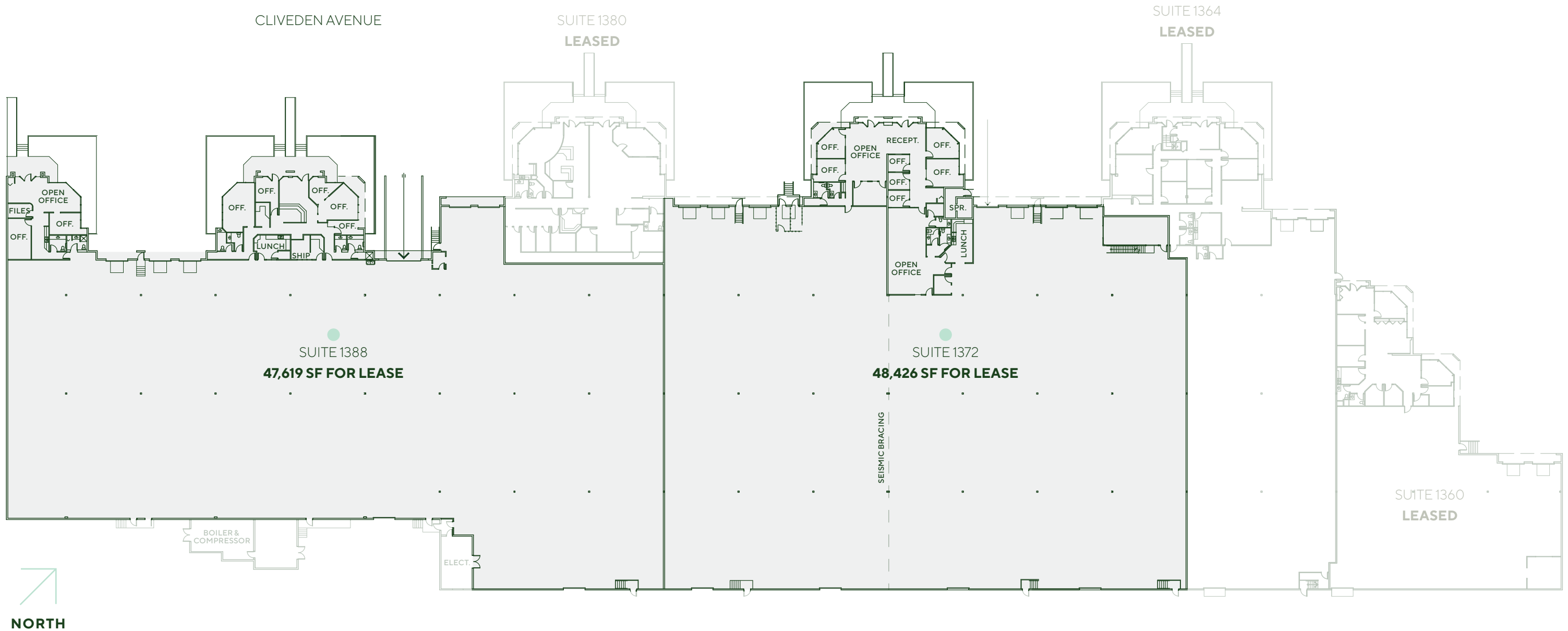
- Highway 17 **17 mins**
- Highway 91 **6 mins**
- Highway 99 **22 mins**
- Trans-Canada Highway **30 mins**

FLOORPLANS

# 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.**





**cliveden**  
CENTRE II

**CASEY BELL\***

Executive Vice President  
+1 604 340 3173  
casey.bell@jll.com

**MIKE THOMPSON\***

Executive Vice President  
+1 604 809 5836  
mike.thompson@jll.com

**STEFAN MORISSETTE\***

Senior Vice President  
+1 604 657 0801  
stefan.morissette@jll.com

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