

FOR SUBLEASE

1538

CLIVEDEN AVE
DELTA, BC

UNIT 288

3,612 SF

WAREHOUSE & OFFICE
SPACE WITH
TWO (2) DOCK DOORS



Highlights

- 

LEASE RATE
\$19.00 PSF
- 

ADDITIONAL RENT
\$5.91 PSF
- 

AVAILABLE
Immediately, with lease expiry on July 31, 2028
- 

CEILING HEIGHT
22' clear
- 

LOADING
Two (2) dock doors
- 

ZONING
I-2 Medium Impact Industrial
- 

POWER
3-phase electrical service
- 

HEATING
Overhead gas fired heating units in the warehouse
- 

FLOOR LOADS
500 lbs per square foot
- 

PARKING
Ample parking and truck maneuvering room
- 

SPRINKLERS
Fully sprinklered
- 

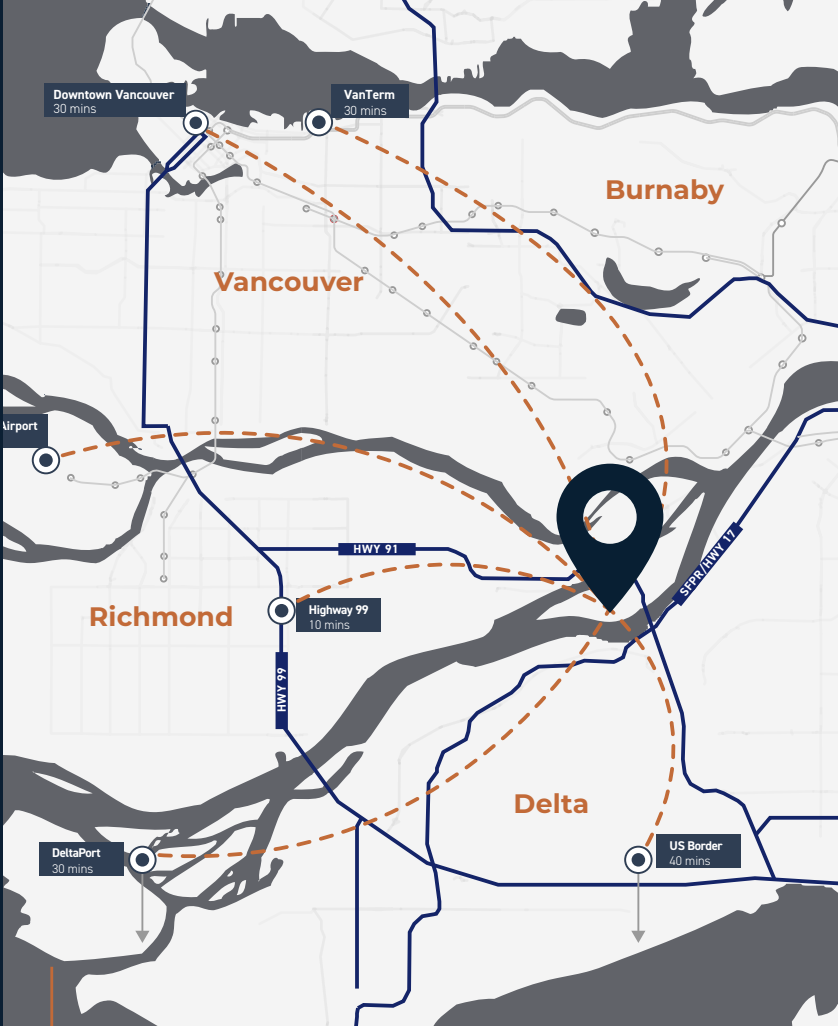
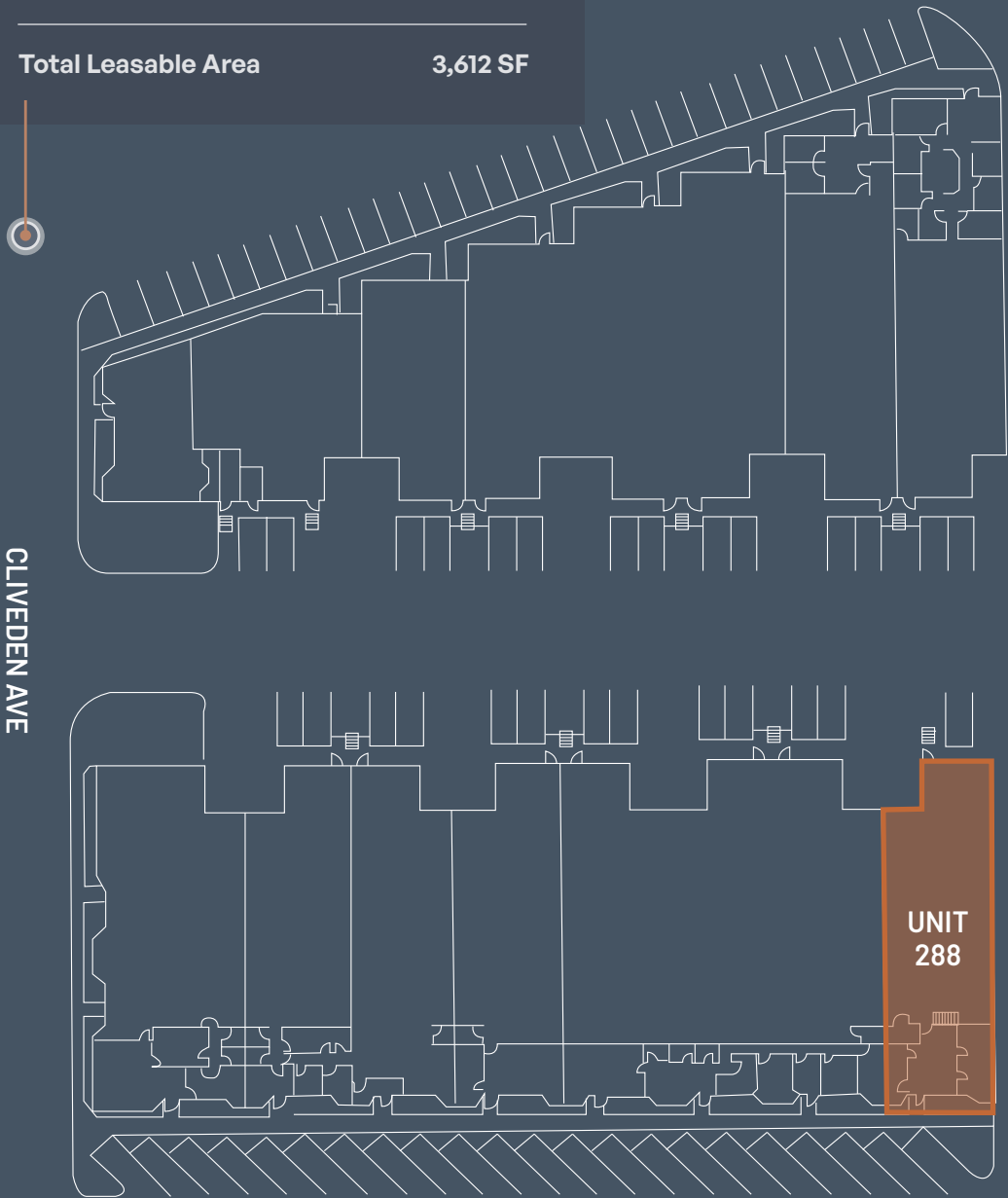
CONSTRUCTION
Concrete tilt-up



Floor Plan

Unit 288

Warehouse	2,800 SF
Office	812 SF
*Bonus Additional Mezzanine	875 SF
Total Leasable Area	3,612 SF



Location

The subject property is located on Cliveden Avenue on the western side of Annacis Island in Delta, BC. Annacis Island is the first choice for many distribution and industrial users and is home to many high profile corporations. The area is one of the lower mainland's premier industrial parks due to its central location and easy accessibility to all of Metro Vancouver via Highway 99 and Highway 91 as well as the South Fraser Perimeter Road (SFPR) interchange at the south end of the Alex Fraser Bridge.



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