

4&5 - 1600

DERWENT WAY

DELTA, BC

FOR LEASE

7,874 SF

**WAREHOUSE &
OFFICE SPACE WITH
2 DOCK DOORS**



Opportunity

To lease a 7,874 SF warehouse and office space in Annacis West Business Centre.

Highlights

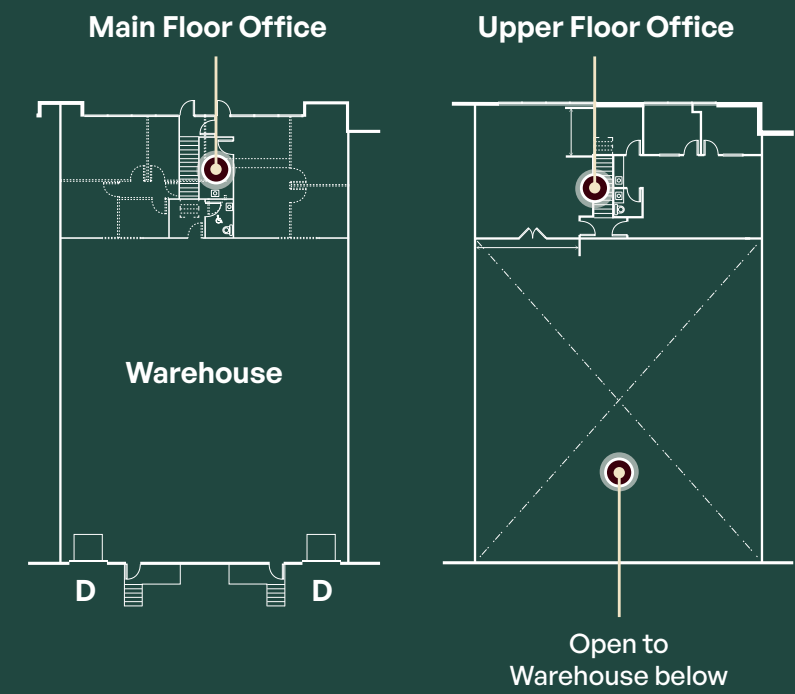
-  LEASE RATE
\$18.75 PSF
-  ADDITIONAL RENT
\$8.34 PSF
-  AVAILABLE
November 1, 2026
-  CEILING HEIGHT
22' clear
-  LOADING
2 dock doors
-  ZONING
I-2 Medium Impact Industrial
-  LIGHTING
T5 lighting

4&5 - 1600 Derwent Way / Delta, BC



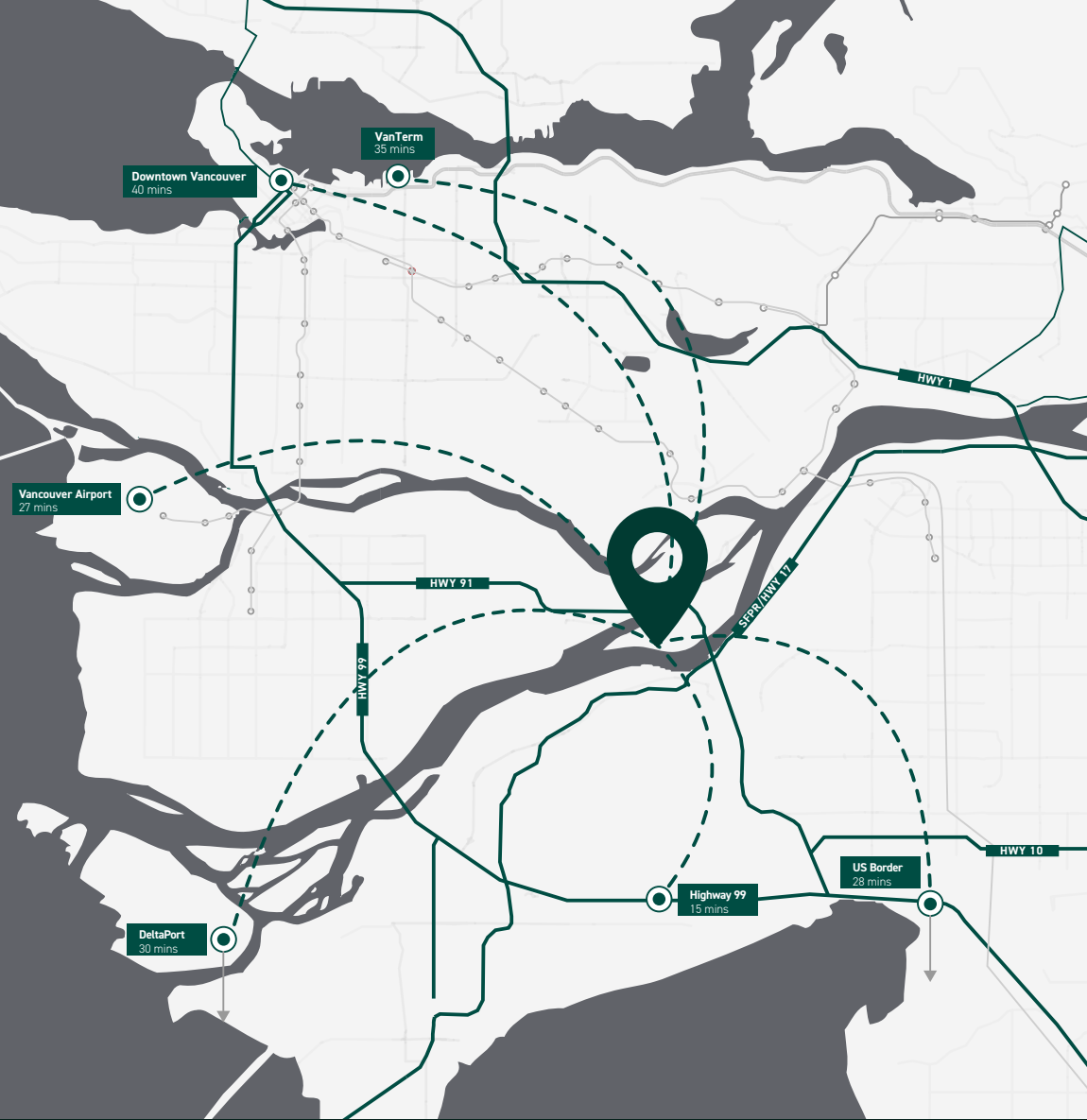
Floor Plan

Unit 4 & 5



Ground Floor
6,045 SF
Second Floor
1,828 SF
Total Area
7,874 SF

* All measurements are approximate and must be verified by the Tenant.



Location

The property offers excellent access being strategically located in the geographic centre of Metro Vancouver in Annacis Business Park. Annacis Island is considered a premier distribution centre with close proximity to Highway 91, Highway 17, and Alex Fraser Bridge, providing easy access to all Greater Vancouver regions and southwards to the USA.

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