cliveden
CENTRE II

For Lease

1388 Cliveden Avenue

DELTA BC



47,619 SF of industrial warehouse & office space

BGO

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1388 CLIVEDEN AVENUE

Region-wide reach and streamlined operations from Delta

LEASE RATE
$16.95 PSF

ADDITIONAL RENT
$6.95 PSF
including management (2027)

Unit 1388 Cliveden Avenue is 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

- 43,591 SF warehouse space
- Ample on-site parking
- Multi-modal logistics connections
- 26’ clear ceiling height
- 5 dock, 1 grade, and 2 rail doors
- 4,028 SF office area
- HVAC throughout office
- Gas-fired unit heating in warehouse
- Sprinklered building
- I-2 Zoning
- Available immediately





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



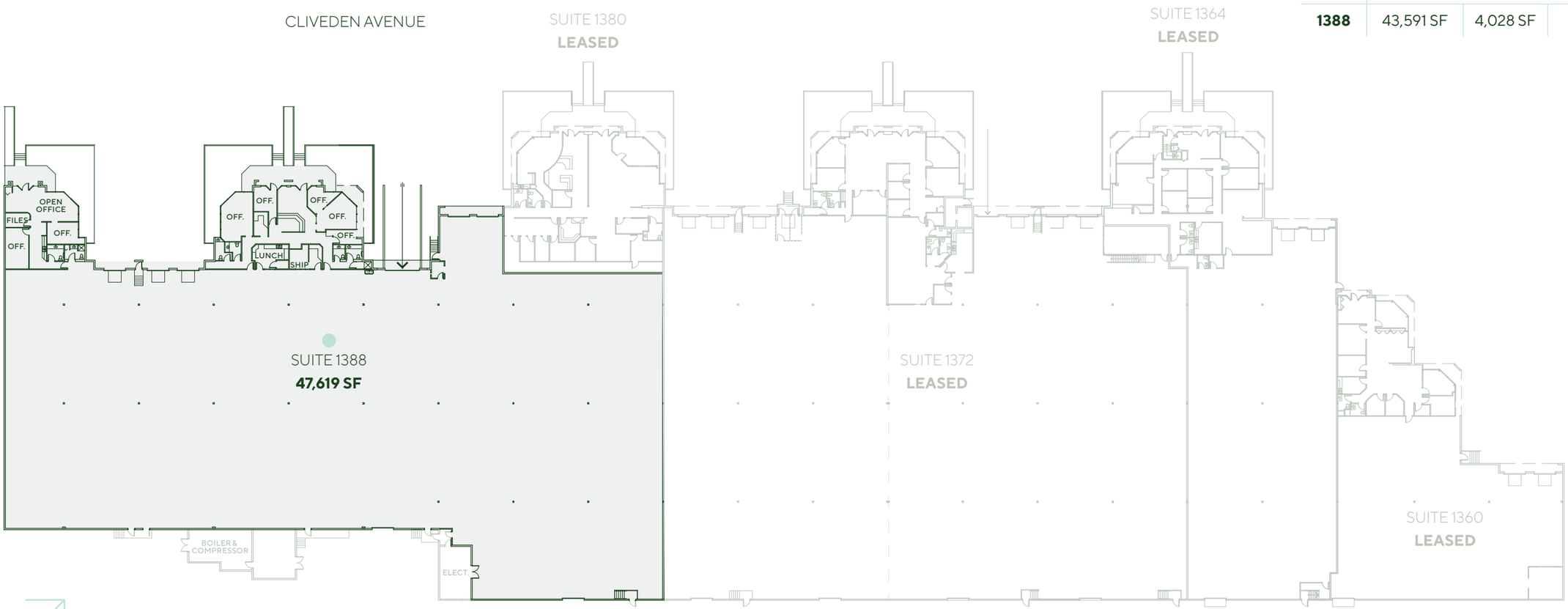
FLOOR PLANS

Efficient warehouse workflows

A contemporary complex built for logistics, 1388 Cliveden Avenue at Clivden 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**, **5 dock**, **1 grade** and **2 rail doors**, **efficient building specifications**, and **ample on-site parking**.

Unit	Warehouse	Office	Mezzanine	Total
1372	LEASED			
1388	43,591 SF	4,028 SF	-	**47,619 SF**



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