638-706 Derwent Way

DELTA, BC

FOR LEASE

Multiple warehouse/office units available ranging from 6,731 SF to 6,878 SF



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OVERVIEW

The subject property is conveniently located on Derwent Way within Annacis Business Park. Annacis Island is centrally located and accessible to most areas of the Lower Mainland, with Highway 91 providing easy access to Burnaby, New Westminster, Delta, Surrey and the Canadian/US border.



Asking net rental rate:
Contact listing agents

Operating expenses:
$6.65 PSF approx. (2026 est.)

Loading:
1 grade door per unit

Ceiling height:
12’ clear

BUILDING FEATURES

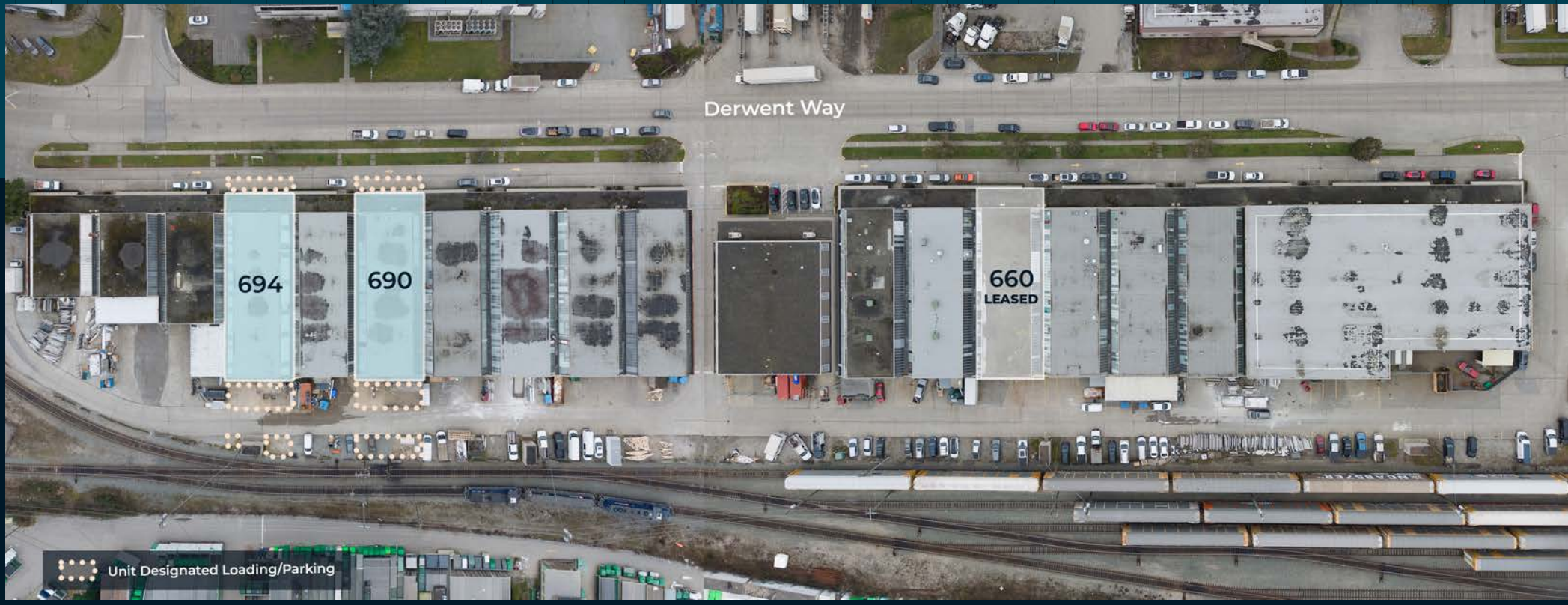
- Full sprinkler system
- Grade level loading
- Designated loading/parking per bay
- Men’s and women’s individual private washrooms
- Quality office improvements
- Heavy 3-phase power (200 amp/480-600 volts)





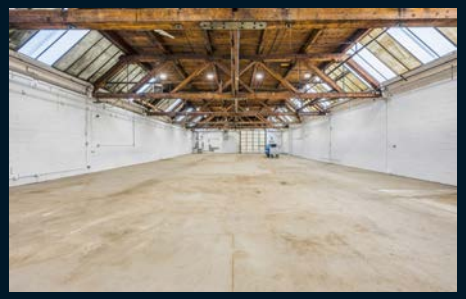


FLOOR PLAN



638-703 Derwent Way

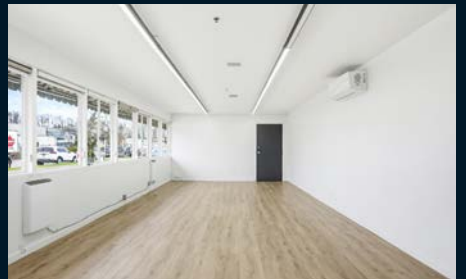
UNIT	SF	AVAILABILITY
660	LEASED	
690	6,731 SF	Immediately
694	6,878 SF	Immediately













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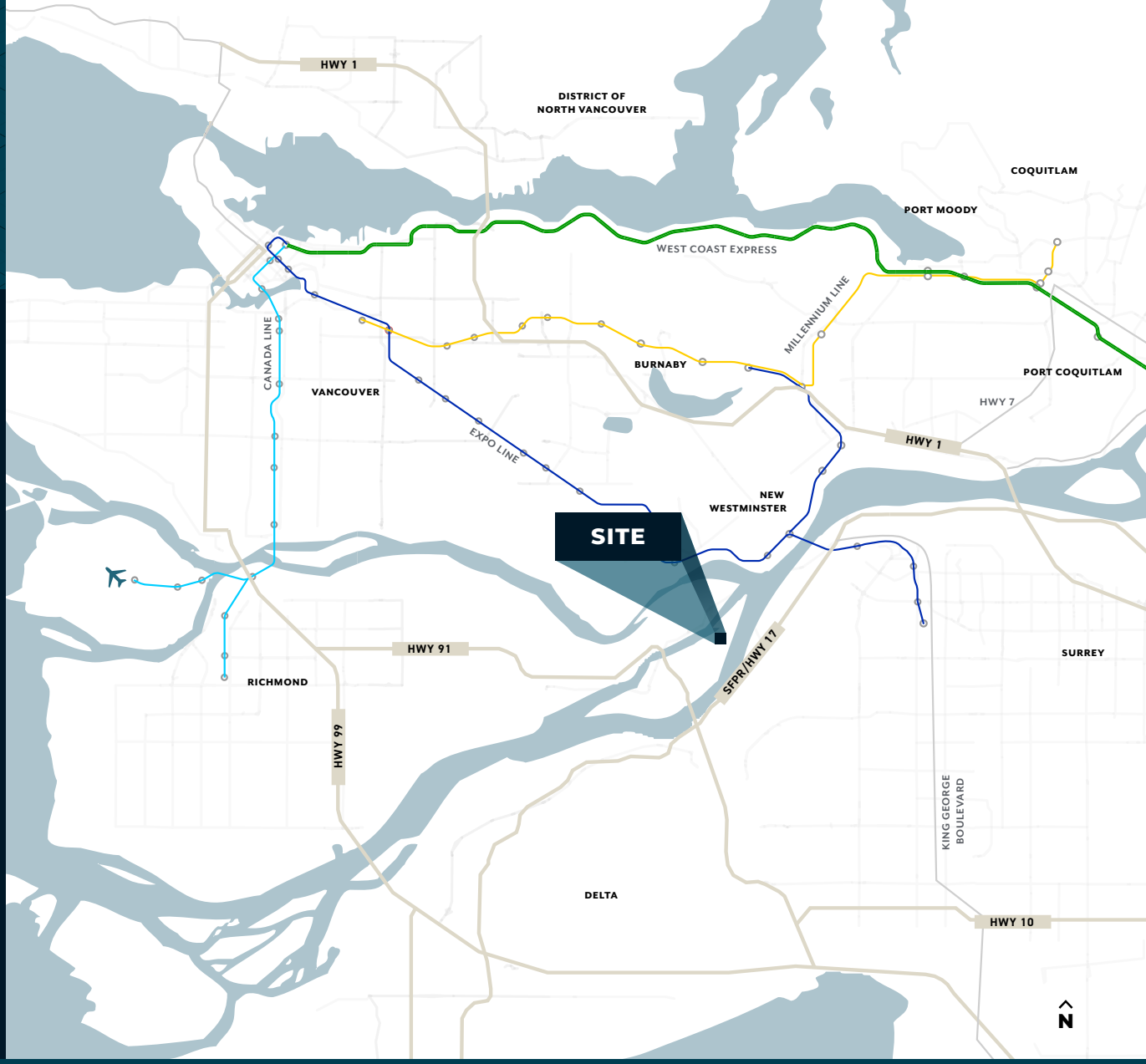
DRIVE TIMES

HIGHWAY 91	5 min
VANCOUVER INTL. AIRPORT	25 min
DELTA PORT	35 min
TSAWWASSEN FERRY TERMINAL	30 min
CANADA/US BORDER	35 min
DOWNTOWN VANCOUVER	40 min



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