

New Reduced Net Lease Rate - \$16.00 PSF Net for First Two Years

New Reduced Sale Price - \$495 PSF

Colliers

FOR SALE OR LEASE

Units 14 - 15, 1610 Derwent Way, Delta

7,406 SF

Warehouse/
Office Strata Unit
with **Dock &
Grade Loading**



Property Overview

Civic Address
Units 14 - 15, 1610 Derwent Way, Delta

Zoning
I2 (Medium Impact Industrial) allowing for a wide variety of warehouse, distribution, manufacturing and transportation industry orientated uses

Building Breakdown*

Ground Floor Warehouse and Production	5,402 SF
Front Second Floor Office	1,103 SF
Rear Second Floor Office	901 SF
TOTAL	7,406 SF

Loading
Two (2) grade loading doors
One (1) dock loading door

Power
416 amp, 120 volt, 3-phase

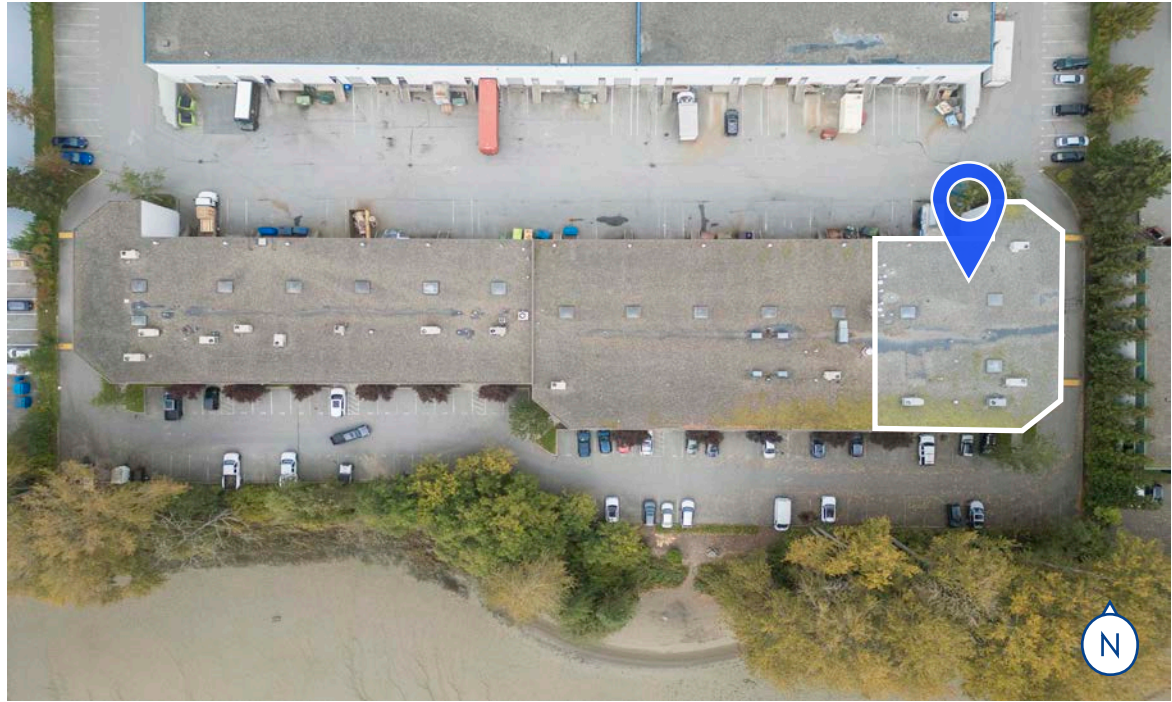
Heating
Overhead gas, forced air heating units throughout the warehouse area and HVAC throughout the office

Strata Fees (2024)
\$1,772.17 per month

Property Taxes (2024)
\$28,779.37

Asking Price
~~\$4,250,000 (\$574/SF)~~ \$3,665,000 (\$495/SF)

Asking Rate
~~\$22.00/SF, net~~
Two year introductory rate - \$16.00/SF, net



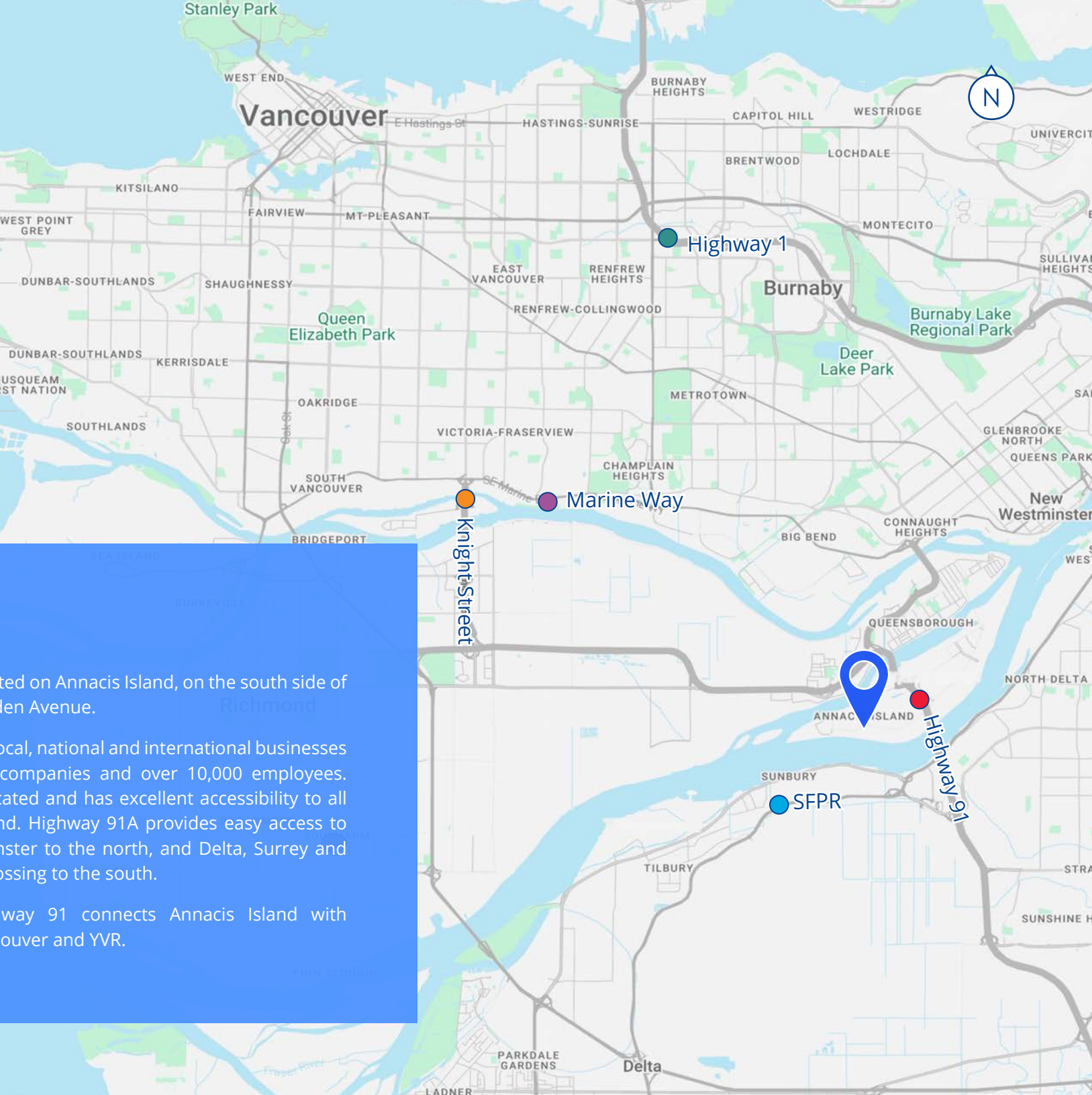
- **Highway 91**
4 minutes
- **SFPR**
10 minutes
- **Knight Street**
15 minutes
- **Marine Way**
20 minutes
- **Trans-Canada Highway**
25 minutes

Location

The subject property is located on Annacis Island, on the south side of Derwent Way, east of Cliveden Avenue.

This area is home to many local, national and international businesses and consists of over 400 companies and over 10,000 employees. The building is centrally located and has excellent accessibility to all areas in the Lower Mainland. Highway 91A provides easy access to Burnaby and New Westminster to the north, and Delta, Surrey and the Canadian/US border crossing to the south.

Travelling east/west, Highway 91 connects Annacis Island with Richmond, Downtown Vancouver and YVR.



Property Features

- Located in Annacis West Business Centre, a professionally managed complex
- Concrete tilt-up construction
- 22' ceiling height in warehouse/manufacturing area
- Multiple points of access and egress
- Dedicated truck loading court with good turning radius and maneuverability
- Workshop area within the warehouse
- Offices serviced with well designed private offices, open office area, washrooms, kitchenette, boardroom and design space
- Eleven (11) designated car parking stalls





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