

1587 Derwent Way

Delta, BC

100,000 SF FOOD GRADE WAREHOUSE WITH RAIL SERVICE ON ANNACIS ISLAND



Contact

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1587 Derwent Way

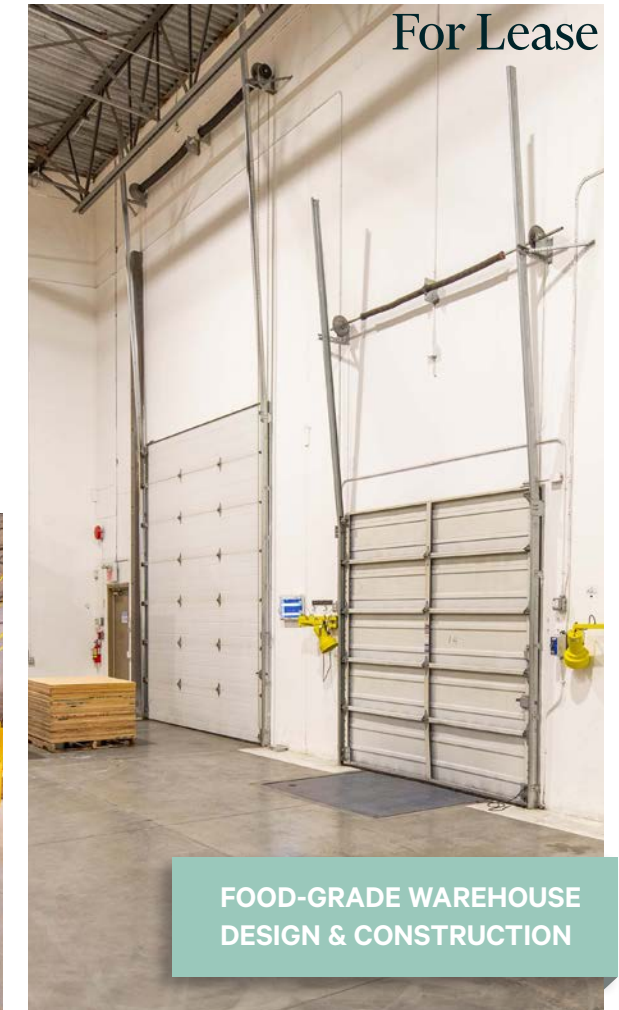
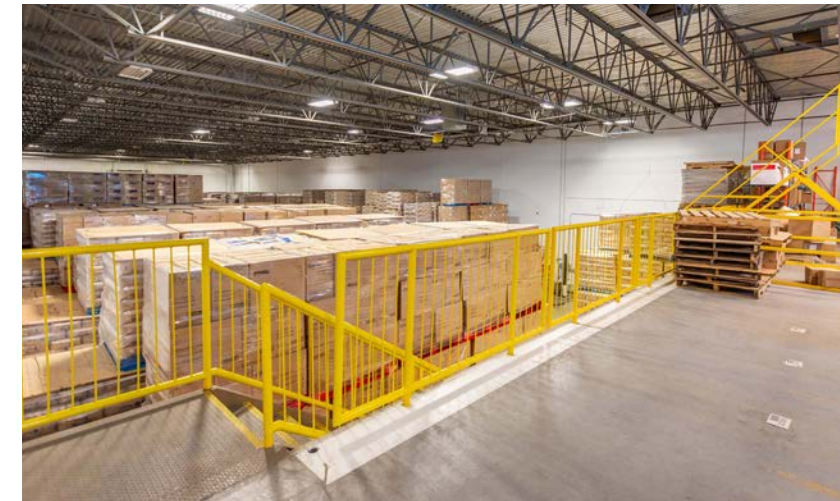
Delta, BC

The Opportunity

CBRE Limited is pleased to offer a rare opportunity to lease a 100,510 square foot food-grade warehouse facility with office space located at **1587 Derwent Way in Delta, BC** (the "Property"). Situated on 4.4 acres on Annacis Island, the Property boasts exceptional loading and maneuverability; equipped with 10 dock loading doors, 4 grade loading doors, and rail service access via spur line to the loading bays.

Strategically located on Annacis Island, North Delta, the Property offers unparalleled access to key transportation routes including Highways 17 (South Fraser Perimeter Road), 91, and 1 (Trans Canada Highway). The Property's ideal location facilitates direct and efficient connectivity to Metro Vancouver, the Ports, Vancouver International Airport, and the U.S.A. border.

The building is comprised of a 92,000 square foot AIB food-grade certified warehouse, with an additional 9,500 square feet of office and mezzanine space. Equipped with various high end features including an electric security system, explosion-proof room, electrical floor control system, fully sprinklered, and existing racking available to the future tenant. The exterior offers ample parking including up to 15 tractor trailer parking spaces and a fully fenced perimeter.



Property Features



Site Size

Approx. 4.4 acres (191,000 SF)



Building Size

Approx. 100,510 SF



Loading

10 Dock Loading Doors
4 Oversized Grade Loading Doors



Freight Rail Access

Via spur line to SRY



Net Rent

\$19.75 Per Square Foot



Location

Annacis Island (Delta)



Zoning

I-2 (Medium Impact Industrial)



Parking

78 On-Site Parking Spaces
12-15 Tractor Trailer Parking



Clear Height

26' (to underside of truss)



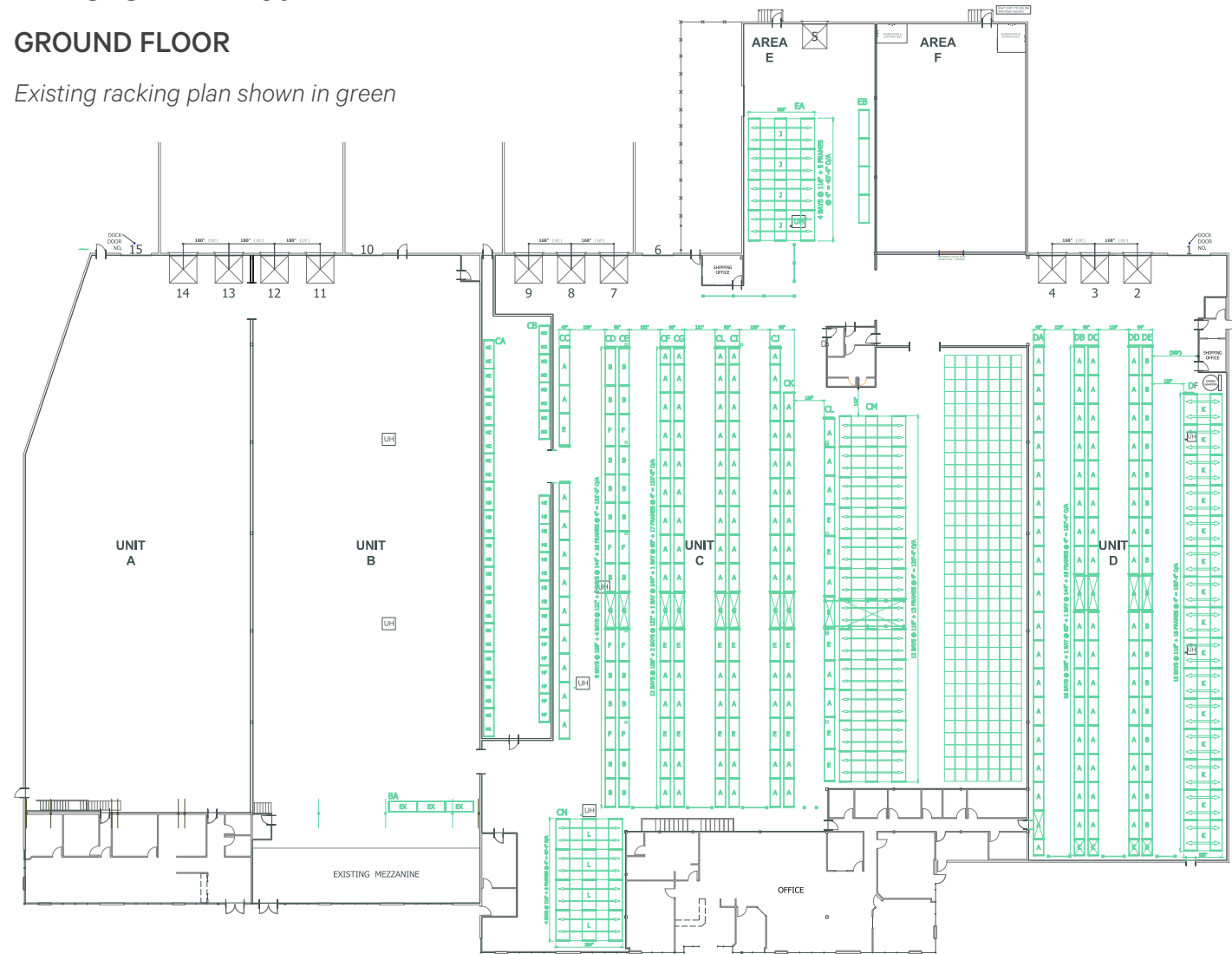
Food Grade

AIB Food Grade Certified Warehouse

Floor Plan

GROUND FLOOR

Existing racking plan shown in green



* NOT TO SCALE. MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO VERIFICATION.



EXISTING RACKING AVAILABLE
CONTACT LISTING AGENT FOR DETAILS



Zoning

I2 (Medium Impact Industrial)

Allows a range of low to medium impact industrial commercial and service commercial uses including:

- + Manufacturing (incl. biofuel production*)
- + Warehousing, wholesaling, and distribution
- + Transportation, courier and delivery services
- + Cold storage facility

* Exclusions may apply

Additional uses, including accessory uses are permitted. See City of Delta Zoning Bylaw for more information.

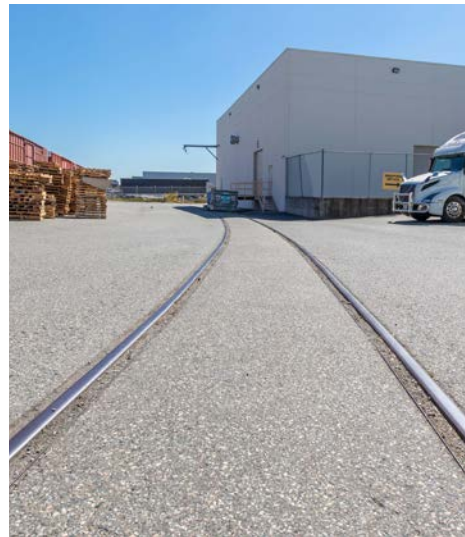


Available Building Area

| | |
|------------------|-------------------|
| Warehouse | 92,210 SF |
| Office/Mezzanine | 9,670 SF |
| Total | 101,880 SF |

** VALUES ARE APPROXIMATE AND SUBJECT TO VERIFICATION





Location

Located on Annacis Island, the geographical centre of Metro Vancouver, facilitating direct and efficient connectivity across the region and providing close proximity to key infrastructure including the Vancouver International Airport, U.S. border, and Deltaport. This location offers efficient access to major transportation routes including the South Fraser Perimeter Road ("SFPR"), Highway 91, and the Trans-Canada Highway (Highway 1).



Drive Times



20 MINS TO VANCOUVER ITL AIRPORT



30 MINS TO DELTAPORT



20 MINUTES TO U.S. BORDER CROSSING

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CBRE



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FOR MORE INFORMATION, PLEASE CONTACT:

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