

**AVISON
YOUNG**

For Sublease

Unit 4 - 1585 Cliveden Avenue

Delta, BC



Avison Young is pleased to present this well-located 2,400 sf industrial sublease opportunity.

Ron J. Emerson*, Vice President
604 260 3997

ron.emerson@avisonyoung.com

**Ron J. Emerson Personal Real Estate Corporation*








Opportunity

A rare sublease opportunity in Delta's sought-after Cliveden Avenue corridor. This 2,400 sf unit offers efficient space with 23'6" clear ceiling height, providing exceptional cubic capacity for warehousing or light industrial operations.

Conveniently located in the Tilbury Industrial Park, the property allows for excellent access to major transportation routes including Highway 17, Highway 99, and Highway 91.

Unit highlights

-  23'6" clear ceiling height
-  One (1) dock-level loading door
-  Three (3) phase 60A/600V power supply
-  Efficient layout designed for flexibility
-  Professionally managed

Property details

ADDRESS

1585 Cliveden Avenue, Delta BC

PID

016-285-298

ZONING

I2 Medium Impact Industrial Zoning

SIZE

2,400 sf

AVAILABILITY

Immediately

SUBLEASE EXPIRY

April 30, 2027

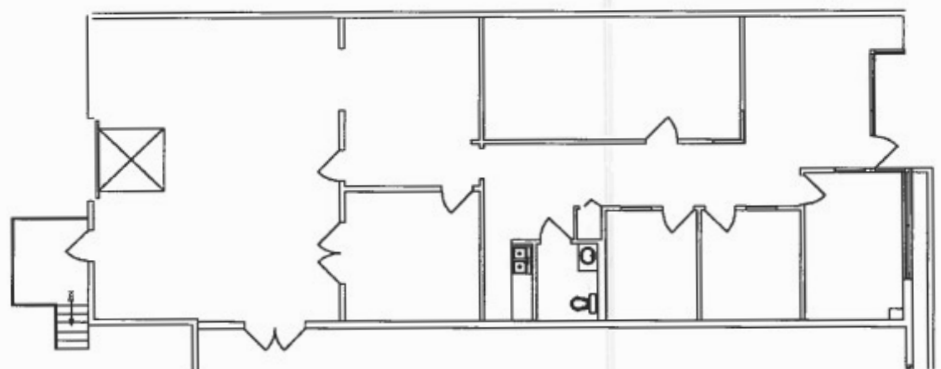
BASE RENT

Please contact listing agent

ADDITIONAL RENT

\$8.64 per annum (2025)

Floorplan



#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**
Platinum member