

# FOR LEASE

## 747 CLIVEDEN PLACE

DELTA, BRITISH COLUMBIA

CBRE

THE  
INDUSTRIAL  
SPECIALISTS



**Rare 1-of-1 Zoning Permitting Electric and Hydrogen Vehicle Sales, Research and Manufacturing**

*20,599 SF building on paved 2.89 acre property*



## Property Details

<b>Building Size</b>	Warehouse	10,477 SF
	Office	7,784 SF
	Retail	2,338 SF
	<b>Total Size</b>	<b>20,599 SF</b>

<b>Basic Rent</b>	Contact Listing Agents
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<b>Additional Rent</b>	\$9.50 per SF (2026 estimate)
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<b>Available</b>	November 1, 2026
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## Zoning - CDZ26 - Comprehensive Development

- All uses permitted in the Medium Impact Industrial (I2) Zone
- Electric vehicle research and sales
- Hydrogen vehicle research and sales

## Features

- Conventional structural steel and block frame construction
- 8 grade loading doors
- Completely renovated retail showroom area with ample natural light
- Fully-sprinklered
- Ample parking with paved surface lot
- Extensive exterior glazing
- 3 phase power, 600 volts / 400 amps, 4 wire
- Clear Height 21'-26'5"

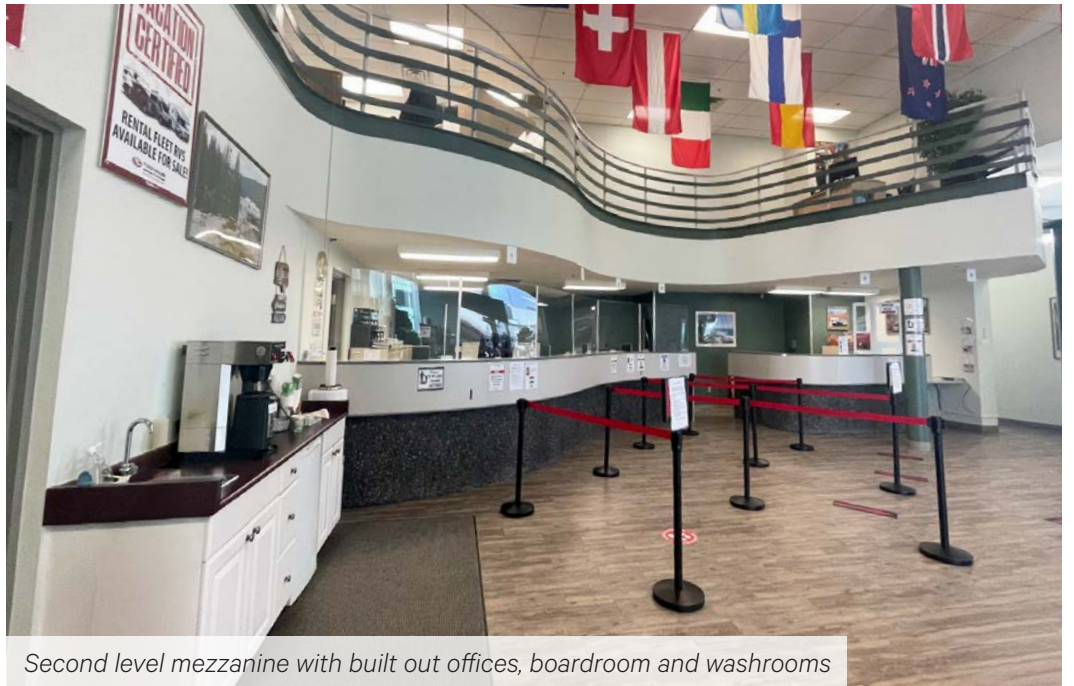
[Click here for more photos](#)



Secure paved yard with perimeter fencing



Exposure to Highway 91 & Cliveden Place



Second level mezzanine with built out offices, boardroom and washrooms

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The property is strategically located at the intersection of Cliveden Avenue and Cliveden Place, in the sought after Annacis Business Park. This location provides a central location and easy access to Highway 91, the Alex Fraser Bridge, and the South Fraser Perimeter Road (Highway 17).



35

MINUTES TO  
US/CANADA  
BORDER

20

MINUTES TO  
FRASER SURREY  
DOCKS

25

MINUTES TO  
DELTA PORT

20

MINUTES TO  
YVR AIRPORT

5

MINUTES TO  
SOUTH FRASER  
PERIMETER ROAD

20

MINUTES TO  
TRANS-CANADA  
HIGHWAY

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