

FOR LEASE

1585-1595 Cliveden Avenue

DELTA, BC



Multi-Tenant Warehouse with Dock Loading

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

Morguard

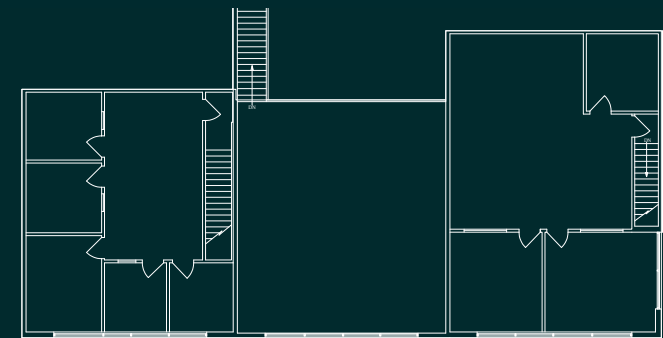
1585 & 1595 Cliveden Avenue, Delta

FOR LEASE

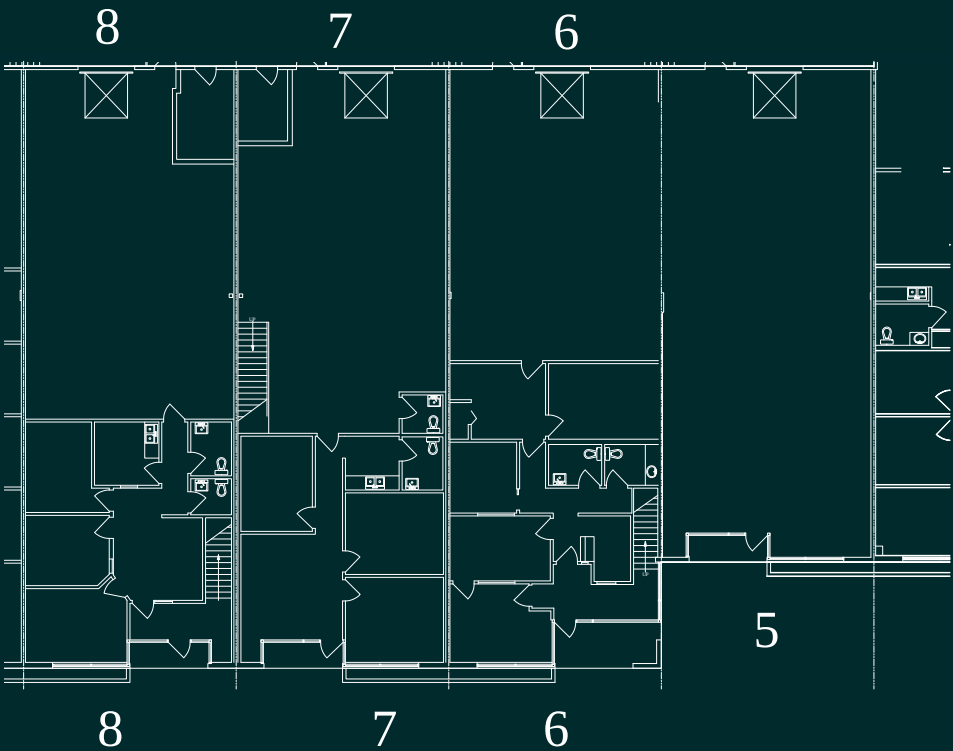
Building Features

CLEAR HEIGHT	23'5" clear
LOADING	1 dock door in each unit
ZONING	I2 Medium Impact Industrial
LIGHTING	Mix of LED and fluorescent lighting throughout the units
POWER	60 amp, 600 Volt, 3-phase or 100 Amp, 600 Volt 3 phase
PARKING	Ample on site parking
AVAILABILITY	Immediate
BASIC RENT	\$18.50 PSF
ADDITIONAL RENT	\$8.73 PSF

1585 Cliveden Avenue Building Floor Plan



Second Floor



Ground Floor

*Floor Plans not to scale

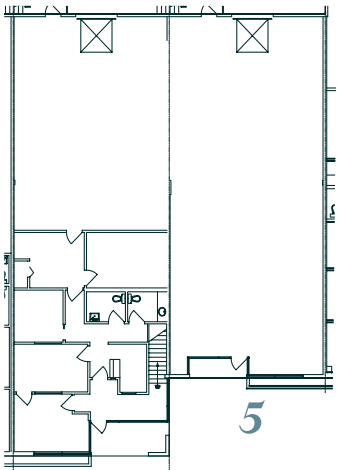
Available Units

1585 Cliveden Ave Units 5 & 6

5,966 SF

Ground Floor

Upper Floor



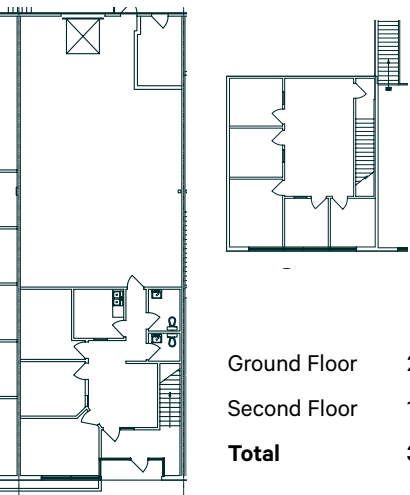
Ground Floor 4,658 SF
Second Floor 1,308 SF
Total 5,966 SF

1585 Cliveden Ave Unit 8

3,610 SF

Ground Floor

Upper Floor



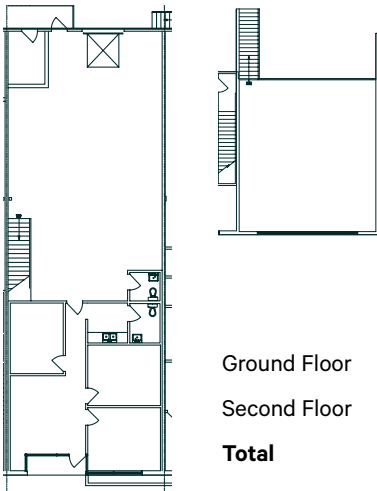
Ground Floor 2,550 SF
Second Floor 1,060 SF
Total 3,610 SF

1585 Cliveden Ave Unit 7

3,548 SF

Ground Floor

Upper Floor



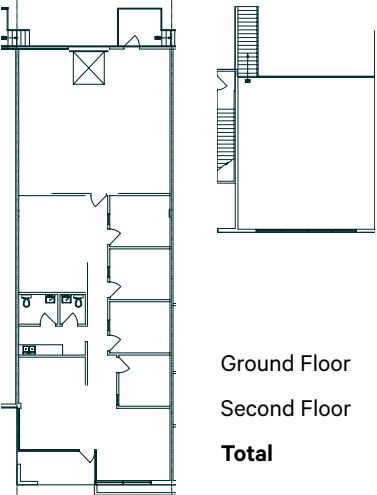
Ground Floor 2,543 SF
Second Floor 1,005 SF
Total 3,548 SF

1595 Cliveden Ave Unit 6

3,381 SF

Ground Floor

Upper Floor

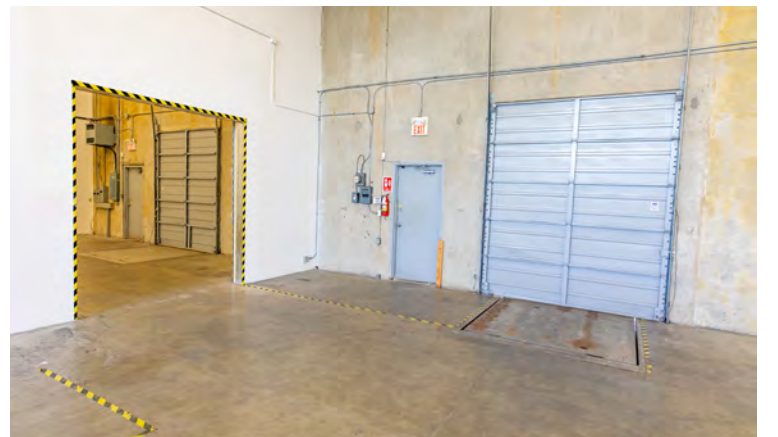


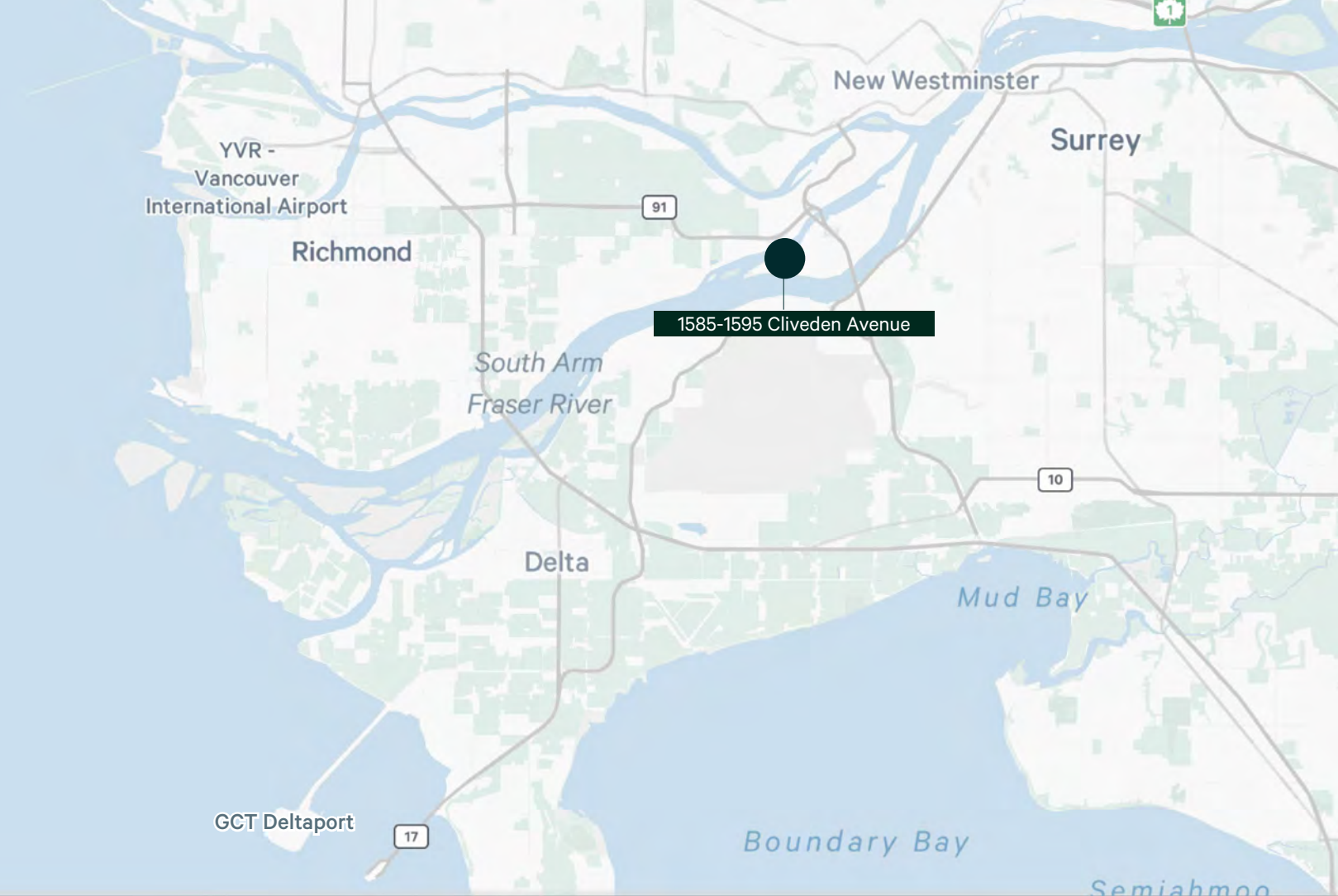
Ground Floor 2,784 SF
Second Floor 597 SF
Total 3,381 SF

Units 5-8 1585 Cliveden are contiguous and can be leased together



[View More Photos](#)





Location Overview

Located in Delta's highly sought-after Tilbury industrial area, 1585 Cliveden Avenue offers exceptional connectivity to Highway 17, Highway 99, the South Fraser Perimeter Road, Deltaport, and key transportation corridors throughout Metro Vancouver, making it an ideal location for warehousing, distribution, and logistics users.

CONNECT WITH US FOR MORE INFORMATION

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