

**AVISON
YOUNG**

For Lease

1090 Cliveden Avenue
Delta, BC



Avison Young is pleased to offer a premier leasing opportunity featuring a selection of high-quality industrial units on Annacis Island - one of Metro Vancouver's most established and strategically positioned industrial hubs

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**Ron J. Emerson Personal Real Estate Corporation*

Bryn Cartwright, Associate Vice President
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Opportunity

Secure premium industrial and warehouse space ranging from 4,444 to 8,535 square feet within a modern concrete tilt-up facility built for performance and efficiency. Designed to accommodate a variety of operational needs, the units feature functional layouts ideal for warehousing, distribution, light manufacturing, and logistics users seeking a well-appointed and adaptable workspace.

Zoned I-2, the property provides flexibility for a broad spectrum of industrial uses, allowing businesses to scale and evolve within a supportive regulatory framework. The building's contemporary construction ensures durability, efficient circulation, and a professional image suited to both established operators and growing enterprises.

Location

1090 Cliveden Avenue is centrally located in Metro-Vancouver's Annacis Business Park, with quick access to Highway 91 and the South Fraser Perimeter Road at the Alex Fraser Bridge. The SFPR connects directly to Highways 1, 91, 99 and 15, the Golden Ears Bridge, Deltaport, and the CN/CP intermodal yards.

Features

-  Dock-level loading doors
-  Approximately 21' ceiling heights
-  3-phase power
-  HVAC in office area
-  Gas-fired unit heaters
-  Fully sprinklered
-  Ample parking
-  Excellent Highway signage and exposure opportunities



Available units

UNIT 108

Warehouse	3,544 sf
Office	900 sf
Total:	4,444 sf

Equipped with one (1) dock-level loading door

UNIT 111-112

Warehouse	6,055 sf
Ground Floor Office	1,240 sf
Second Floor Office	1,240 sf
Total:	8,535 sf

Ground floor office/showroom space. Equipped with two (2) dock-level loading doors



Property details

ADDRESS

1090 Cliveden Avenue, Delta

PID

008-067-911

LEGAL DESCRIPTION

Lot 215 district lot 351 group 1 New Westminster district plan 75226

ZONING

I2 - (Heavy Industrial) permitting a wide range of general industrial uses such as manufacturing, transportation, sales and service of heavy machinery and equipment, warehousing.

YEAR BUILT

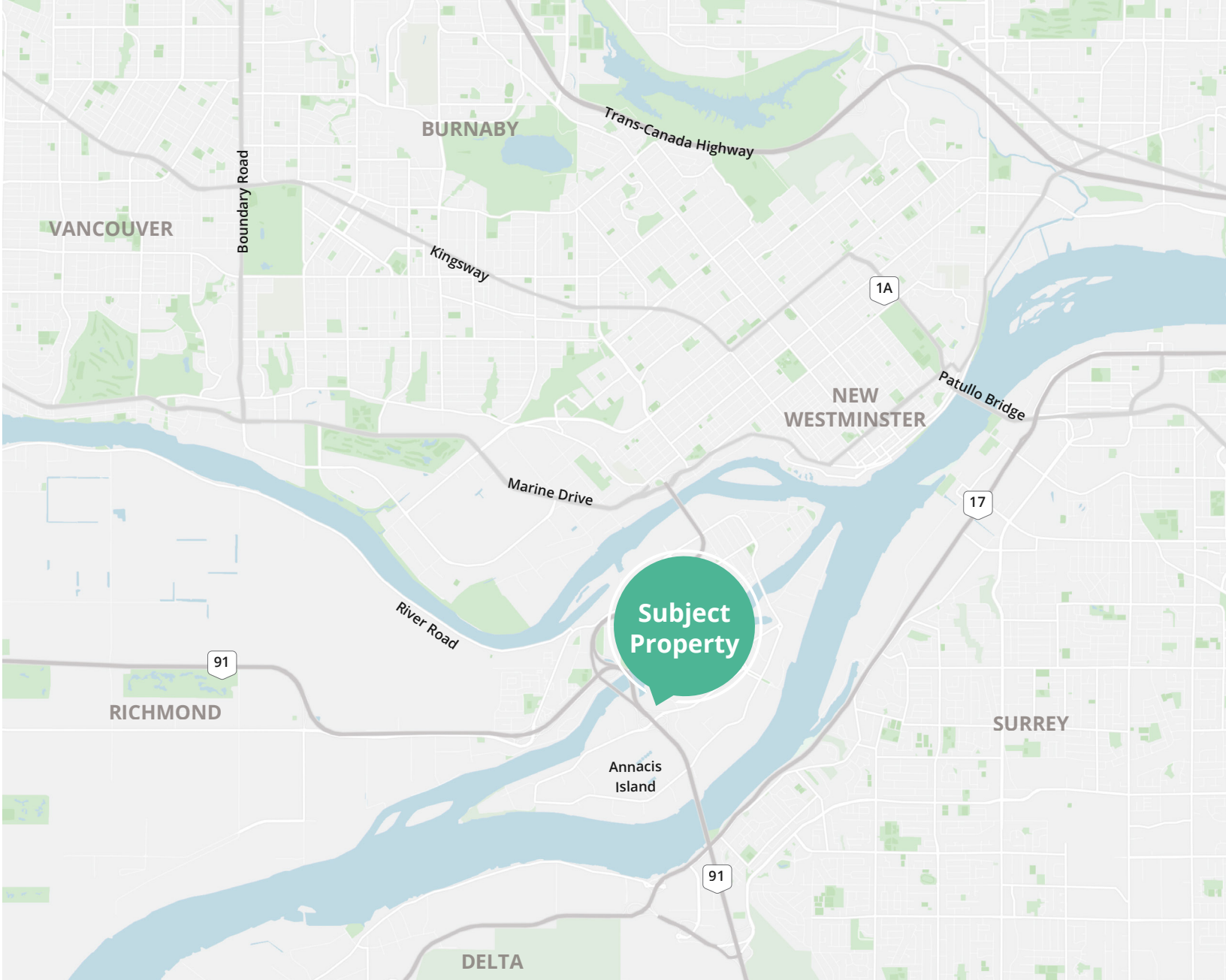
1988

ASKING RATE

\$19.25 psf, (net)

ADDITIONAL RENT (2026)

\$6.39 (plus management fee)



Drive times

04 minutes to Highway 91

08 minutes to Highway 17 (SFPR)

11 minutes to Richmond

12 minutes to Highway 99

15 minutes to Surrey

23 minutes to YVR

Contact for more information

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