

**AVISON
YOUNG**

For Lease

1090 Cliveden Avenue
Delta, BC

ADDITIONAL TENANT INDUCEMENTS AVAILABLE



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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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, trans-
portation, sales and service of heavy machinery and
equipment, warehousing.

YEAR BUILT
1988

ASKING RATE
\$19.25 psf, per annum*
***Rate Reduced** - please contact agent

ADDITIONAL RENT (2026)
\$6.39 (plus management fee)

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 (53' trailers)
-  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

ADDITIONAL TENANT INDUCEMENTS



Available units

UNIT 108

Warehouse	3,544 sf
Mezzanine 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

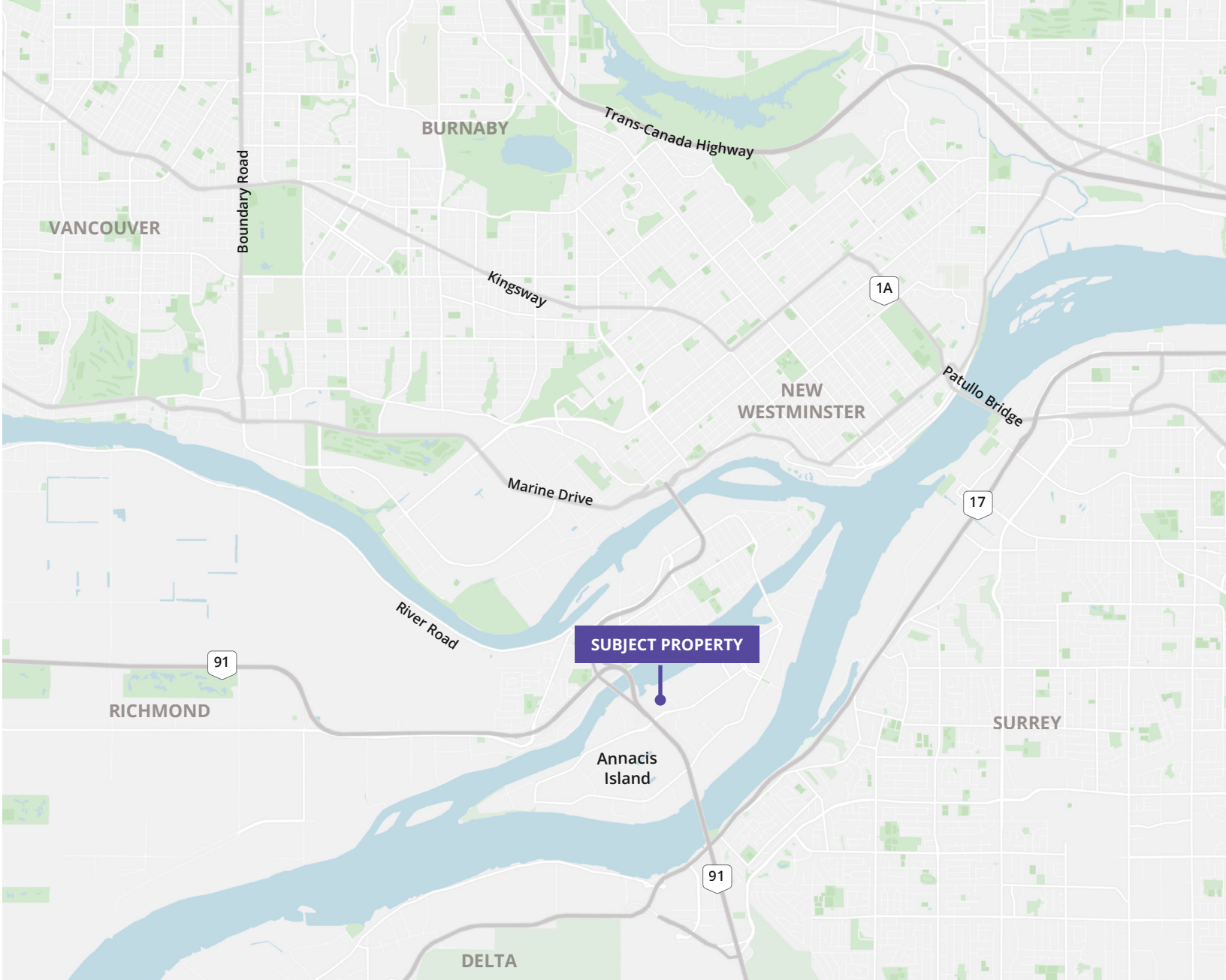
Ground floor office/showroom space. Equipped with two (2) dock-level loading doors



OFFICE



WAREHOUSE



Drive times

04 minutes to Highway 41

08 minutes to Highway 17 (SFPR)

11 minutes to Richmond

12 minutes to Highway 99

15 minutes to Surrey

23 minutes to YVR

For more information or to book a tour, please contact:

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