

19,410 - 101,077 SF

FLEXIBLE UNIT SIZES



530 - 590 Chester Road, Delta, B.C.

For Lease

19,410 - 101,077 SF Distribution Space

Darren Cannon

Personal Real Estate Corporation
Vice Chairman
+1 604 662 2637
darren.cannon@colliers.com

Andrew Lord

Personal Real Estate Corporation
Executive Vice President
+1 604 377 7949
andrew.lord@colliers.com

Jack Hall

Senior Associate
+1 604 351 8947
jack.hall@colliers.com



Offering Highlights

- ✓ 22' clear ceiling height throughout warehouse area
- ✓ Lease terms up to 10 years will be considered
- ✓ Ample on site parking

Opportunity

Opportunity to lease up to 101,077 square feet on Annacis Island. Designed for versatility, its demisable layout ranges from 19,410 to 101,077 square feet. Boasting ample dock loading doors and a covered loading platform, it caters to diverse logistical needs, whether for manufacturing, distribution, or storage.

Location

Annacis Island stands as a pivotal hub of industrial activity. Covering 1,200 acres along the Fraser River, its strategic positioning offers convenient access to major transportation routes, notably Highways 91 and 17. This accessibility facilitates the efficient movement of goods, enhancing the island's significance as a logistical center.

Major tenants in the area include Gordon Food Services, CJ Logistics, Pepsi, and Trail Appliances, underscoring the island's significance as a key industrial and commercial hub in the region.

Zoning

I-2 (Medium Impact Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, assembly, food and office related functions.



Available Areas*

530 Chester Road

Mezz Office	1,545 SF
Warehouse	17,865 SF
Total Area	19,410 SF

Loading: Two (2) dock doors

540 - 560 Chester Road

540 Mezz Office	3,070 SF
540 Office	571 SF
560 Mezz Office	1,532 SF
Warehouse	53,839 SF
Total Area	59,012 SF

Loading: Eight (8) dock doors

570 Chester Road

Mezzanine Area	1,752 SF
Office	168 SF
Warehouse	29,421 SF
Total Area	31,341 SF

Loading: Six (6) dock doors

Asking Lease Rate

Please contact listing agents

2024 Tax & Operating Cost Budget

\$4.86 per SF, per annum (excluding Management Fee)

580/590 Chester Road

Office	1,281 SF
Warehouse	21,374 SF
Total Area	22,655 SF

Loading: Four (4) dock doors

TOTAL AREA 101,077 SF

**All areas are approximate and subject to confirmation*

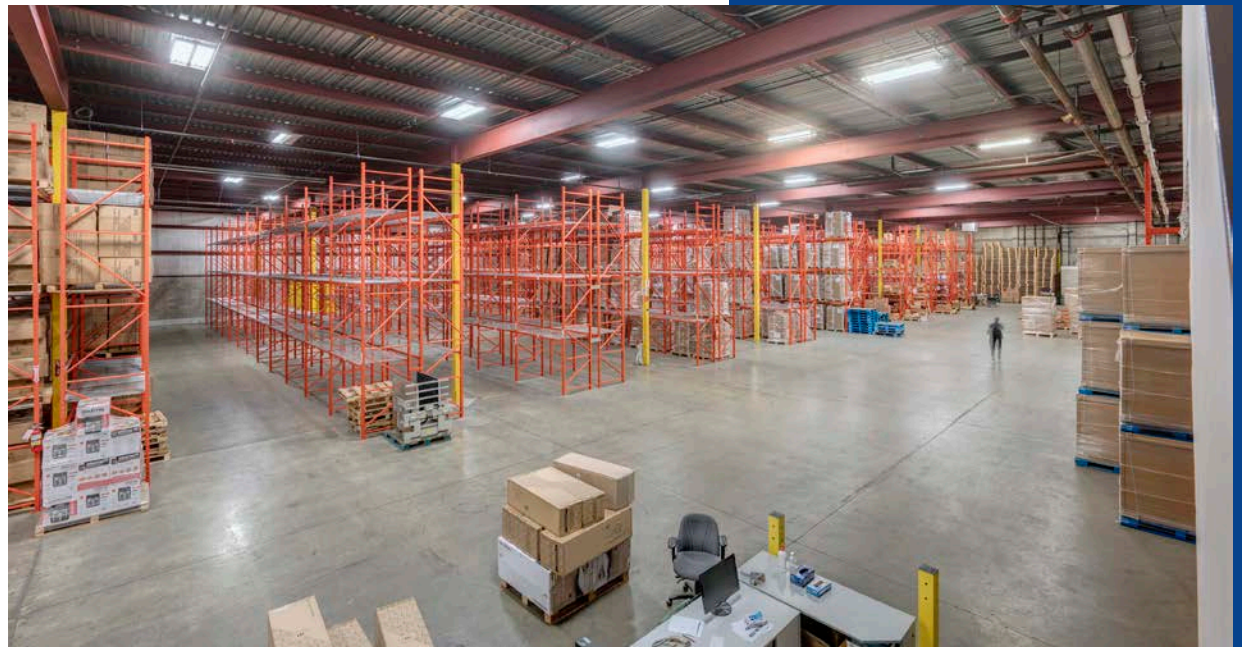
Availability

Units 580/590: November 1, 2024

Units 530 & 540 - 560: February 1, 2025

Building Features

- 22' clear warehouse ceilings
- Overhead gas fired unit heaters
- Full HVAC in office areas
- 50' (L) x 25' (W) column spacing
- 500 lbs per SF floor load capacity
- Efficient LED warehouse lighting
- Extensive employee parking





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