

Industrial | For Lease

UNIT 201B & 202B

1546 Derwent Way

Delta, BC

PROFESSIONALLY MANAGED AND OWNED BY:

Beedie/



Small Bay Warehouse Units with Dock & Grade Loading Located on Annacis Island

CBRE

THE
INDUSTRIAL
SPECIALISTS

The Opportunity

Prime Warehouse Space Available For Lease

CBRE is pleased to present the opportunity to lease units **201B & 202B at 1546 Derwent Way** (the "Property") – two corner small bay warehouse units located on Annacis Island in Delta.

The Property provides great exposure along Derwent Way and offers a total of 10,010 SF, 18' clear heights and 1 dock & 1 grade level loading doors.

The Property is conveniently located on the west side of Annacis Business Park along Derwent Way. Offering excellent accessibility to major lower mainland thoroughfares, Annacis Business Park is favoured by local and national tenants.

UNIT SIZE
Warehouse 7,247 SF
Office 2,159 SF
Mezzanine 604 SF

Total: 10,010 SF

ZONING
I-2 (Industrial)
Permitting a wide range of industrial uses including manufacturing, warehousing, distribution, assembly, food and related office uses

LOADING
1 Dock & 1 Grade Level

CEILING HEIGHT
18'

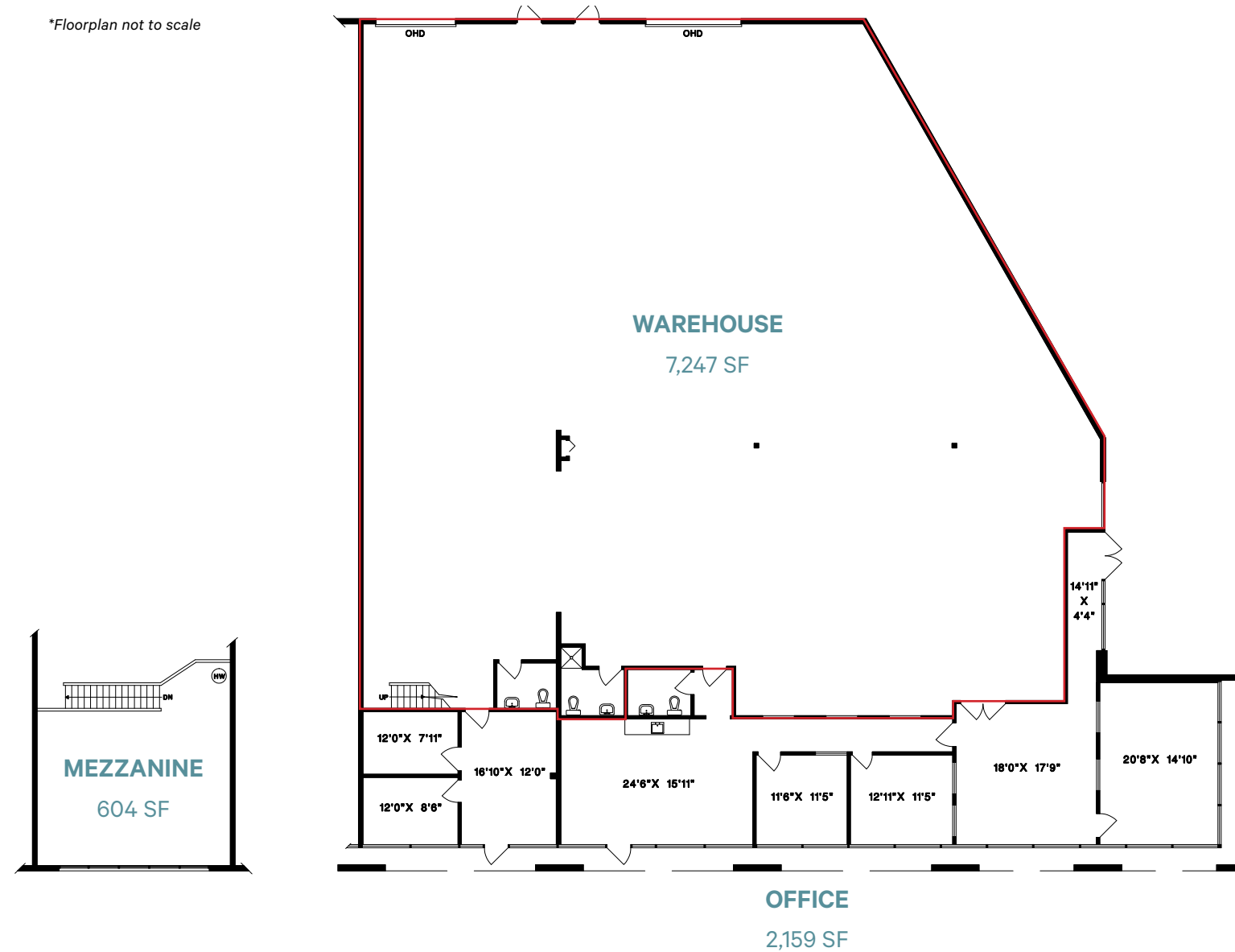
AVAILABILITY
Immediately

ASKING RATE
Contact Listing Agents

OPERATING COSTS (2024)
\$6.41 PSF + 5.0%
Management Fee of Basic Rent

Floor Plan

*Floorplan not to scale



Property Features

- » Ample parking in the complex
- » Concrete tilt-up construction
- » Ample truck maneuvering room
- » Three phase power
- » Excellent corporate appeal
- » Fully sprinklered
- » Professionally managed and owned by Beedie



3

Minutes to Highway 91

6

Minutes to Highway 17

20

Minutes to Surrey City Centre

20

Minutes to US/Canada Border Crossing



Convenient Access to Highway 99 via Highway 17



Bus Routes Near Property



Connect With Us For More Information

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