

Industrial | For Lease

UNIT 205B, 206B & 207B

# 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 **205B, 206B and 207B at 1546 Derwent Way** (the “Property”) – three small bay warehouse units with dock and grade loading located on Annacis Island in Delta, B.C.

The three units comprise a total of 8,720 SF with 18’ clear heights and two dock and one 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.



[CLICK HERE FOR ADDITIONAL PHOTOS](#)

UNIT SIZE  
Warehouse 7,881 SF  
Office 839 SF

Total: 8,720 SF

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

LOADING  
**2 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**

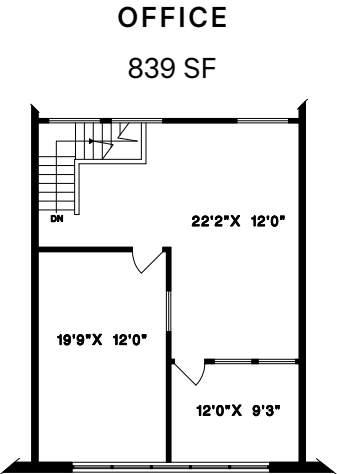
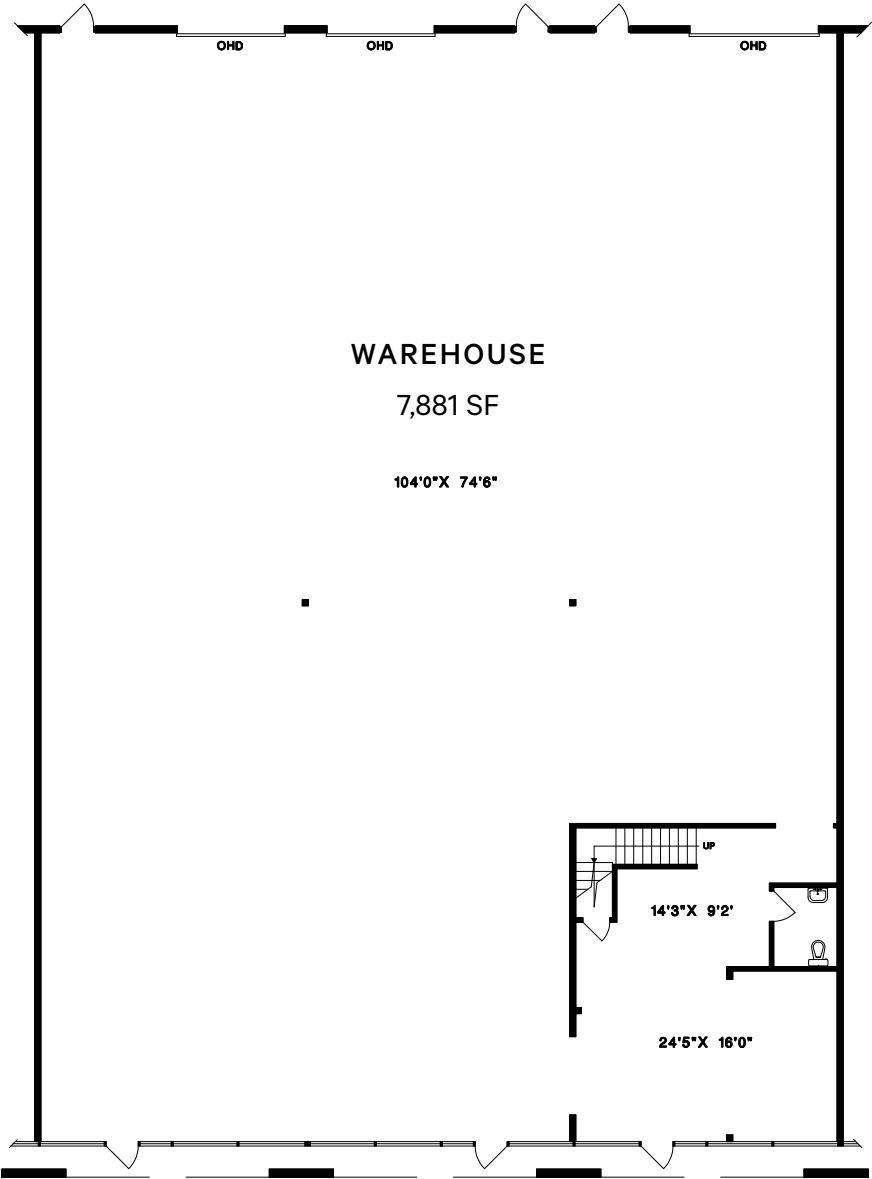
## Property Features

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



## Floor Plan

*\*Floorplan not to scale*





**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

### LUC SOARES

Sales Associate  
778 372 1938  
luc.soares@cbre.com

### STEVE BROOKE

PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
604 662 5147  
steve.brooke@cbre.com

### JOEL BARNETT

PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
604 662 5570  
joel.barnett@cbre.com

### ALEX MEI 梅嘉俊

PERSONAL REAL ESTATE CORPORATION  
Associate Vice President  
778 788 3106  
alex.mei@cbre.com

**CBRE**

**THE  
INDUSTRIAL  
SPECIALISTS**

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

theindustrialspecialists.com

@theindustrialspecialists

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Images: Southgrainville.org