



819

Cliveden Place, Delta Cliveden Place 1

Unit 200 & Unit 300
13,231 SF to 26,553 SF

Available January 1, 2027





Region-wide reach and streamlined operations from Delta

Unit 200 and Unit 300 Cliveden Place are located within Cliveden Place 1 in Annacis Business Park, Delta, British Columbia. The property offers convenient access via the Highway 91 interchange, providing efficient connections to major routes throughout Metro Vancouver.

Annacis Business Park is situated in the geographic centre of Metro Vancouver, making it a well-established location for distribution, logistics, and light industrial users.

PROPERTY HIGHLIGHTS



13,231-SF to 26,553-SF
warehouse



Ample on-site
parking



Multi-modal
logistics connections



26-foot
clear height



6 dock doors



Available
Q1 2027

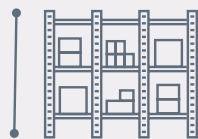
26,553 SF

TOTAL
WAREHOUSE



26'

CLEAR
HEIGHT



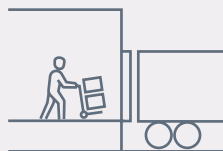
36' x 36'

COLUMN
SPACING



6

DOCK
DOORS



Specifications

UNIT #200		UNIT #300	
WAREHOUSE	10,722 SF	WAREHOUSE	10,631 SF
OFFICE (approx.)	2,600 SF	OFFICE (approx.)	2,600 SF
TOTAL SIZE	13,322 SF	TOTAL SIZE	13,231 SF
CLEAR HEIGHT	26'		
DOORS	6 dock doors		
COLUMN SPACING	36' W x 36' D		
PARKING	Ample onsite parking		
HVAC SYSTEM	HVAC throughout office		
HEATING	Gas-fired unit heating in warehouse		
SPRINKLERS	Sprinklered building		
ELECTRICAL	2 x 200 amps / 347-600 volts / 3 phase power		
ZONING	I-2 Zoning		

ASKING RATE
\$19.00 PSF
with annual escalations

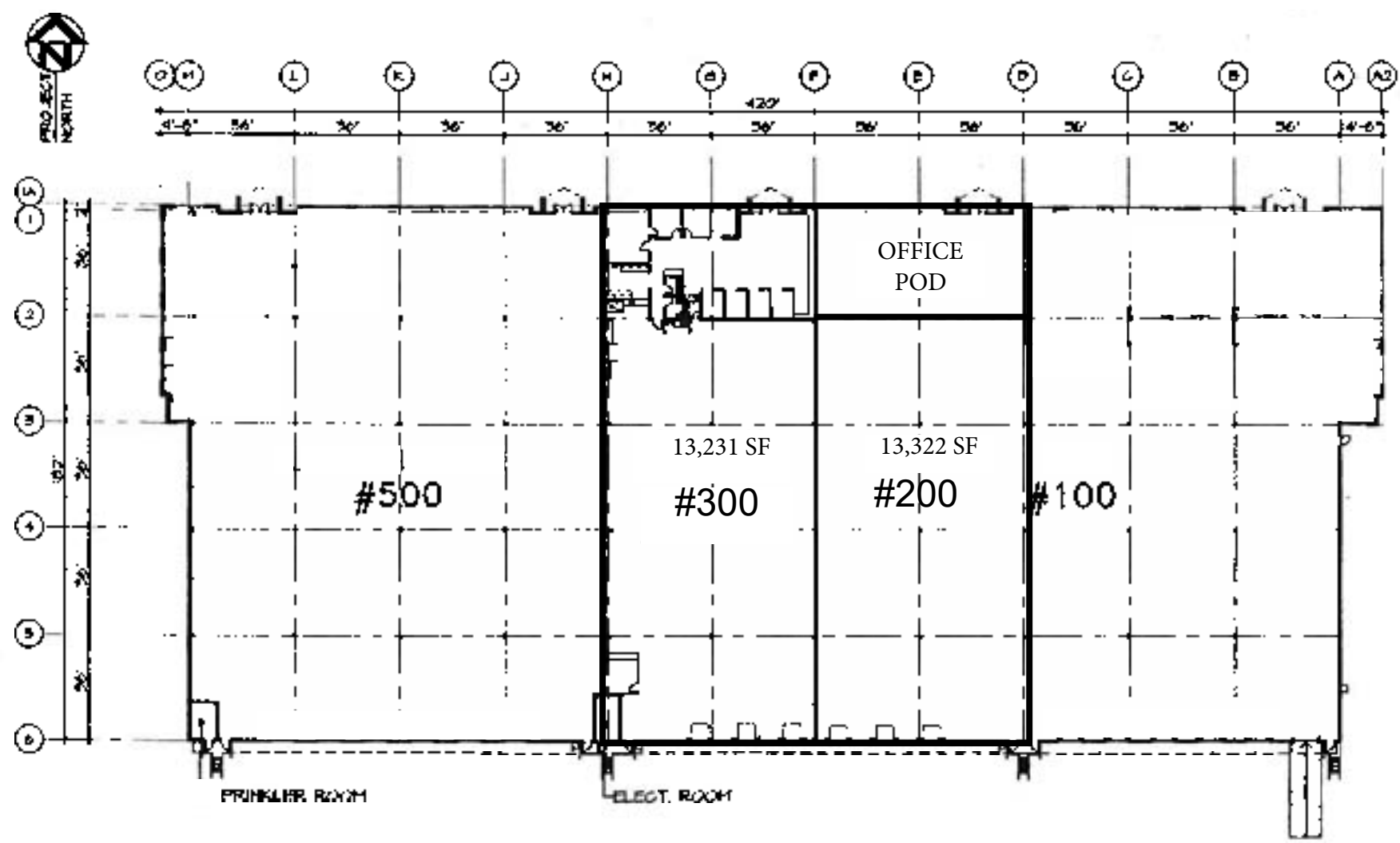
ADDITIONAL RENT
\$6.95 PSF (2026 estimate)
includes management fee

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



Efficient warehouse workflows

A contemporary complex built for logistics, 200 and 300 Cliveden Place at Cliveden Place 1 keeps freight moving and teams connected so you can pick, pack and ship with confidence every day. Operations are supported by 26' clear heights, 6 dock doors, efficient building specifications, and ample on-site parking.



Logistics reach and connectivity from the heart of Delta

Find your business' new home in one of Western Canada's most dynamic industrial hubs. Annacis Island in Delta offers a unique advantage at the centre of Metro Vancouver's trade and logistics network. With a strong labour force rooted in transport and trade, companies stand to benefit from reliable staffing to support their logistics and warehousing operations. The area's proximity to road, rail, port, and air transportation corridors connects Cliveden Place 1 to consumers in Richmond, Surrey, US border and the wider Vancouver area.



108,000

TOTAL POPULATION
(UPDATED IN JUNE 2025)



\$90,000

AVERAGE TOTAL
FAMILY INCOME



64.2%

POPULATION (15+ YEARS)
IN LABOUR MARKET



64.3%

POPULATION AGED
BETWEEN 15-64 YEARS



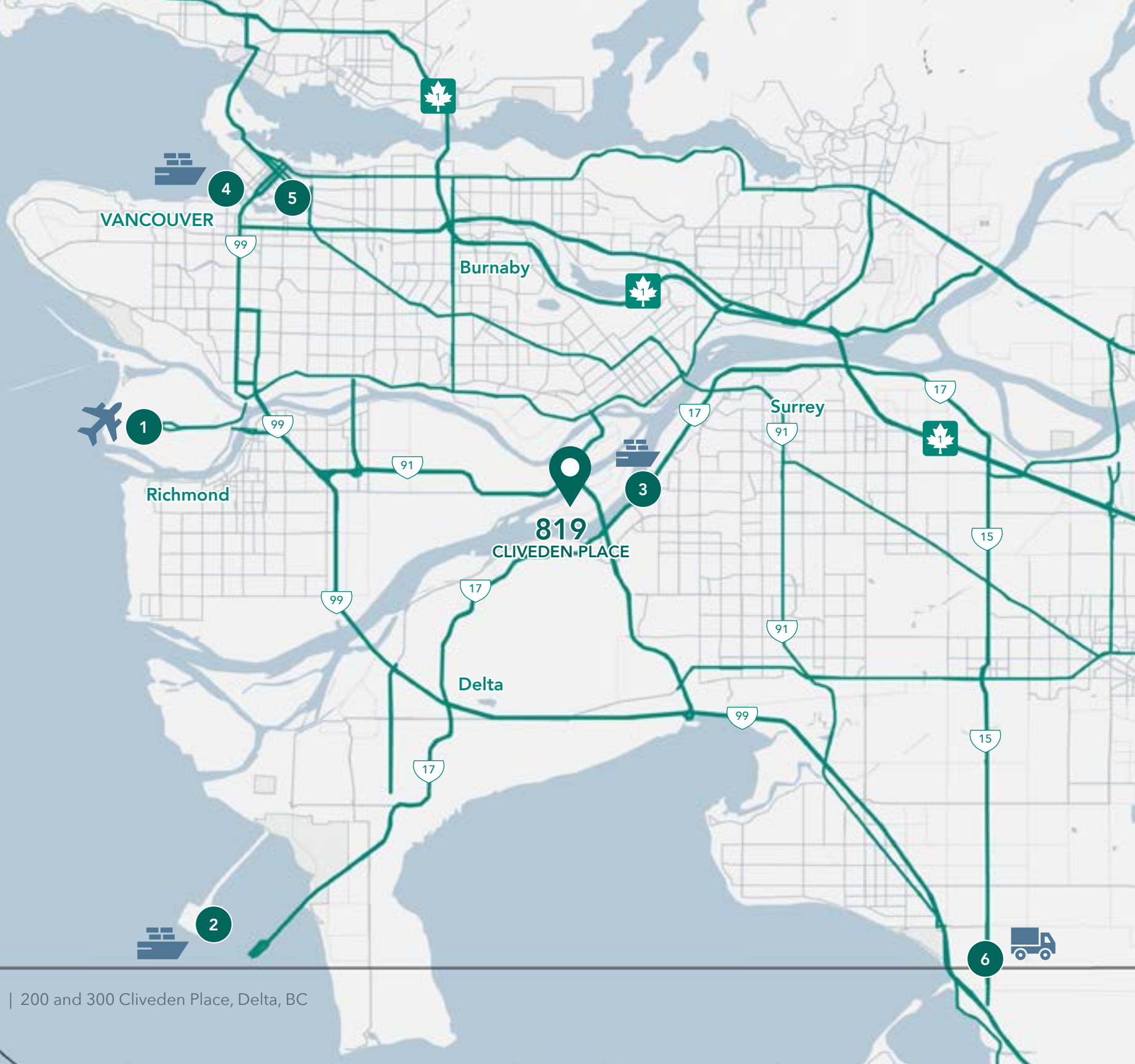
2.6M

POPULATION IN
METRO VANCOUVER



Source: Statistics Canada website (2021)

Multi-modal connections



Drive Times

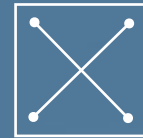
- 1** VANCOUVER INTERNATIONAL AIRPORT
30 minutes
- 2** DELTA PORT
20 minutes
- 3** FRASER SURREY DOCKS
18 minutes
- 4** PORT OF VANCOUVER
58 minutes
- 5** DOWNTOWN VANCOUVER
55 minutes
- 6** US BORDER TRUCK CROSSING
24 minutes
- 17** HIGHWAY 17
17 minutes
- 91** HIGHWAY 91
6 minutes
- 99** HIGHWAY 99
22 minutes
- TRANS-CANADA HIGHWAY**
30 minutes



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Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



69M+

SF OF ASSETS MANAGED,
40% FOR 3RD PARTY CLIENTS
(as of September 30, 2025)



443

PROPERTIES MANAGED
ACROSS CANADA



950+

EMPLOYEES IN
CANADA



Let's get in touch.

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