



# 1302, 1308 & 1312 Cliveden Ave, Delta Cliveden Centre 1

15,314 SF - 52,942 SF  
Warehouse for Lease

Available July 1, 2027





# Region-wide reach and streamlined operations from Delta

Units 1302, 1308 and 1312 Cliveden Avenue are located within Cliveden Centre 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



15,314SF - 52,942SF  
warehouse



Ample on-site  
parking



Multi-modal  
logistics connections



26-foot  
clear height



Available  
July 1, 2027

52,942 SF

TOTAL LEASABLE AREA

46,324 SF

TOTAL WAREHOUSE

4,347 SF

OFFICE AREA

26'

CLEAR HEIGHT

6 DOCK

2 GRADE & 3 RAIL DOORS

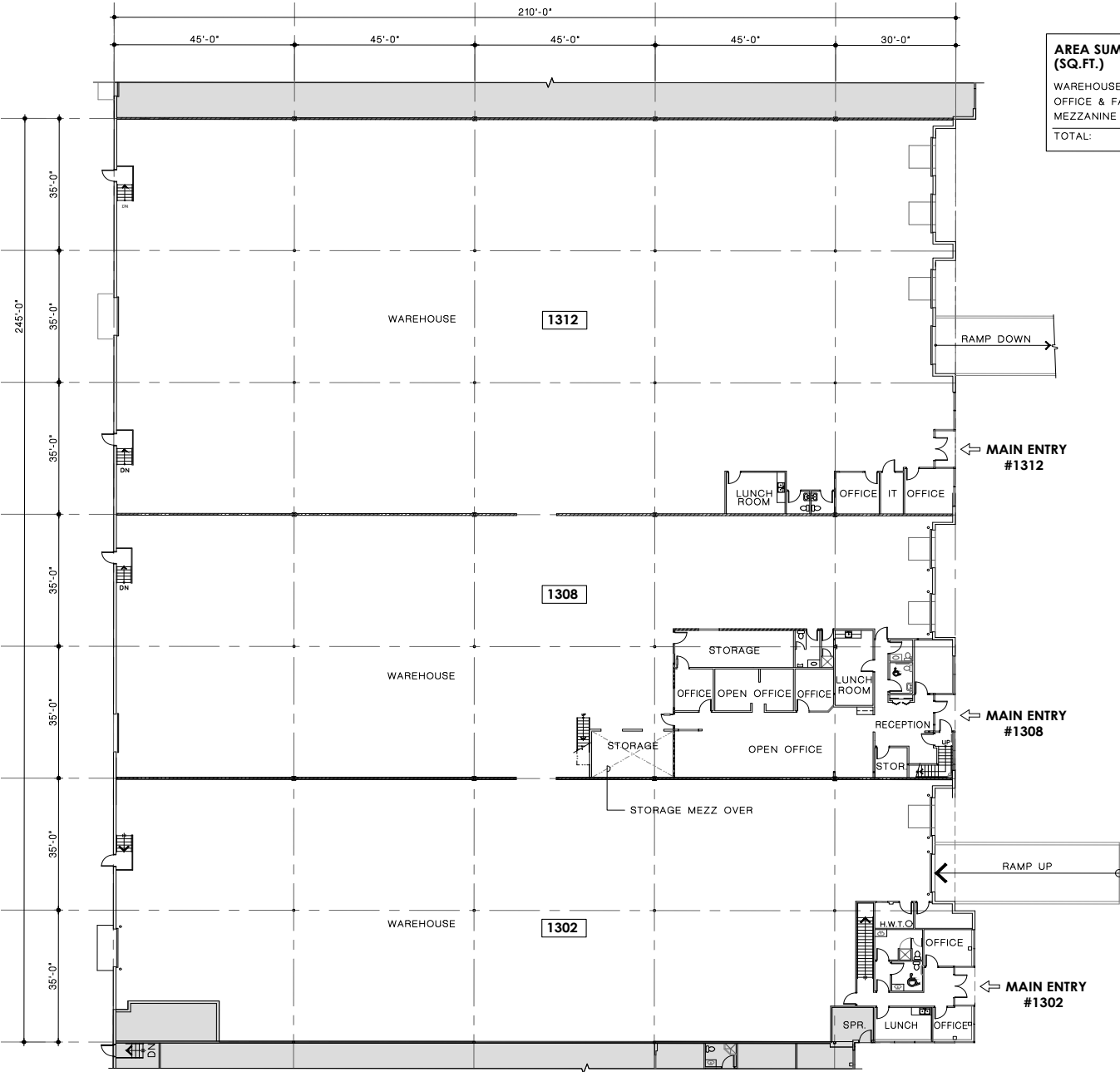
# Specifications

|                         |                                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------------|
| UNIT SIZE               | 15,314 SF to 52,942 SF                                                                                       |
| OFFICE                  | 612 SF to 4,347 SF                                                                                           |
| WAREHOUSE               | 11,888 SF to 46,324 SF                                                                                       |
| CLEAR HEIGHT            | 26'                                                                                                          |
| DOORS                   | 6 dock, 2 grade and 3 rail                                                                                   |
| PARKING                 | Ample onsite parking                                                                                         |
| HVAC SYSTEM             | HVAC throughout office                                                                                       |
| HEATING                 | Gas-fired unit heating in warehouse                                                                          |
| SPRINKLERS              | Sprinklered building                                                                                         |
| ELECTRICAL              | #1302 - 200 amps / 600 volts<br>#1308 - 300 amps / 600 volts<br>#1312 - 70 amps / 600 volts<br>3 phase power |
| ZONING                  | I-2 Zoning                                                                                                   |
| ASKING RATE             | ADDITIONAL RENT                                                                                              |
| \$19.00 PSF             | \$7.22 PSF (2026 estimate)                                                                                   |
| with annual escalations | includes management fee                                                                                      |

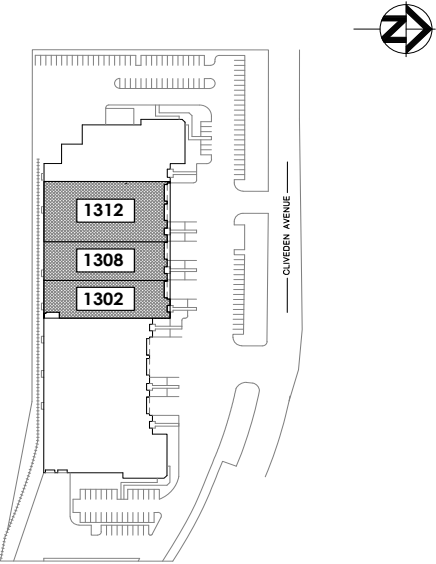
The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



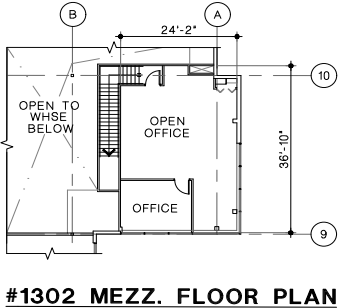
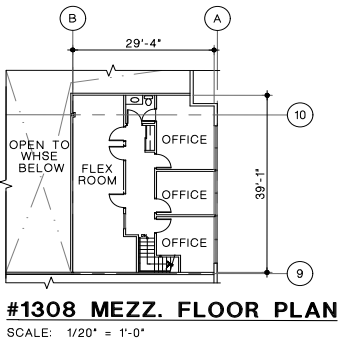
# Floor Plan



| AREA SUMMARY (SQ.FT.) |           |           |           |        |
|-----------------------|-----------|-----------|-----------|--------|
|                       | UNIT 1302 | UNIT 1308 | UNIT 1312 | TOTAL  |
| WAREHOUSE:            | 13,203    | 11,888    | 21,233    | 46,324 |
| OFFICE & FACILITIES:  | 1,043     | 2,692     | 612       | 4,347  |
| MEZZANINE             | 1,068     | 1,203     | 0         | 2,271  |
| TOTAL:                | 15,314    | 15,783    | 21,845    | 52,942 |



**SITE/KEY PLAN**  
SCALE: N.T.S.



# 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 Centre 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



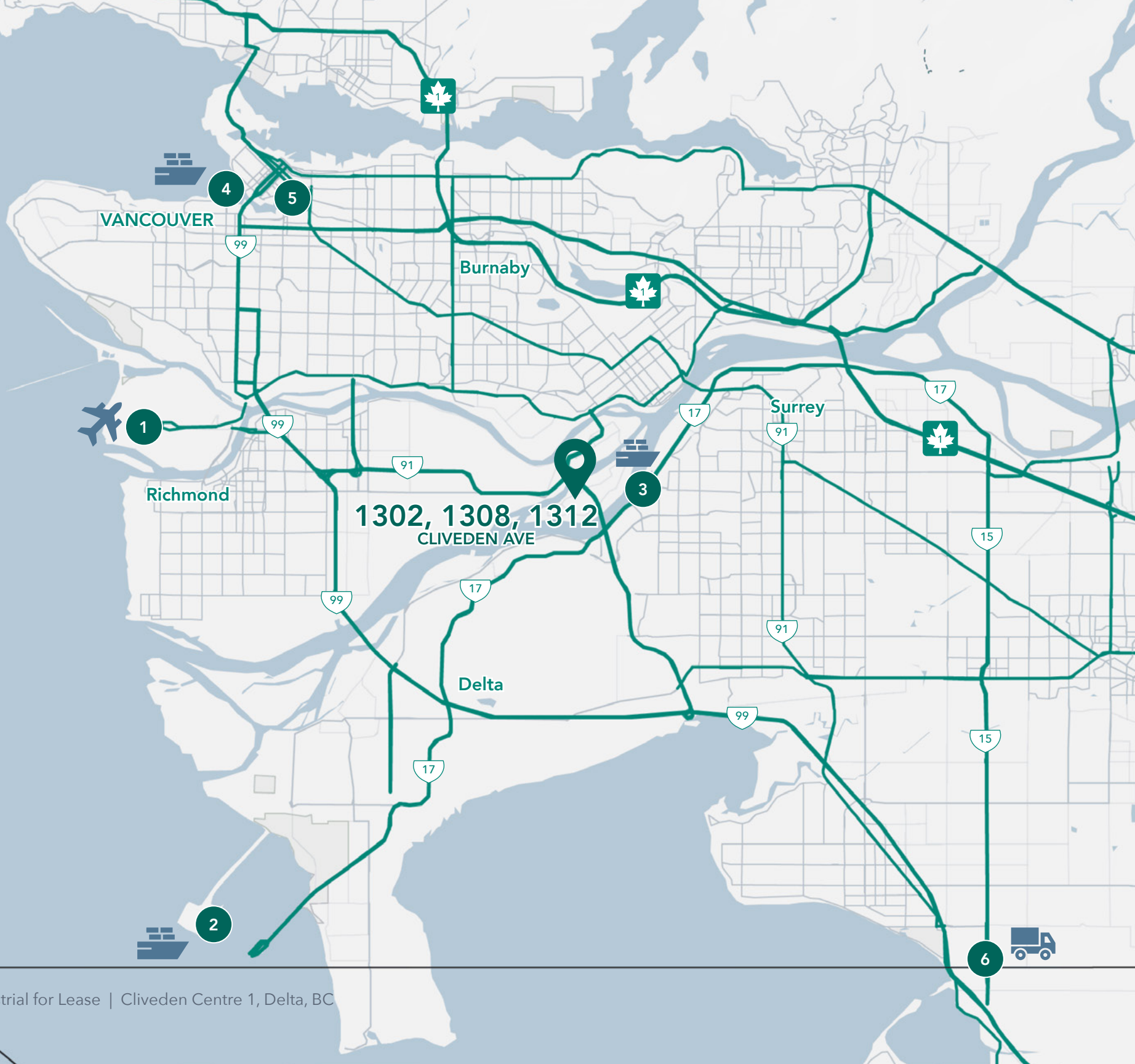
**2.6M**

POPULATION IN  
METRO VANCOUVER



Source: Statistics Canada website (2021)

# Multi-modal connections



## Drive Times

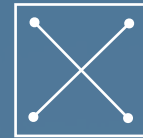
- 1** VANCOUVER INTERNATIONAL AIRPORT  
30 minutes
- 2** DELTA PORT  
20 minutes
- 3** FRASER SURREY DOCKS  
18 minutes
- 4** PORT OF VANCOUVER  
58 minutes
- 5** DOWNTOWN VANCOUVER  
55 minutes
- 6** US BORDER TRUCK CROSSING  
24 minutes
- 17** HIGHWAY 17  
17 minutes
- 91** HIGHWAY 91  
6 minutes
-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