

1424

Cliveden Ave, Delta
Cliveden Centre 3

Unit 1424 - 13,557 SF

Available Immediately

BOMA BEST® CERTIFIED SUSTAINABLE WORKPLACES™

BGO Properties





Region-wide reach and streamlined operations from Delta

1424 Cliveden Avenue is located within Cliveden Centre 3 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

13,557-SF warehouse and 1,889-SF office

Ample on-site parking

Multi-modal logistics connections

26-foot clear height

Available immediately

13,557 SF
TOTAL LEASABLE AREA

11,668 SF
TOTAL WAREHOUSE

1,889 SF
OFFICE AREA

26’
CLEAR HEIGHT

2
DOCK DOORS

Specifications

UNIT SIZE	13,557 SF
OFFICE	1,889 SF
WAREHOUSE	11,668 SF
CLEAR HEIGHT	26’
DOORS	2 dock and 1 rail door
PARKING	Ample onsite parking
HVAC SYSTEM	HVAC throughout office
HEATING	Gas-fired unit heating in warehouse
SPRINKLERS	Sprinklered building
ELECTRICAL	200 amps / 600 volts / 3 phase power
ZONING	I-2 Zoning

ASKING RATE
$19.00 PSF
with annual escalations

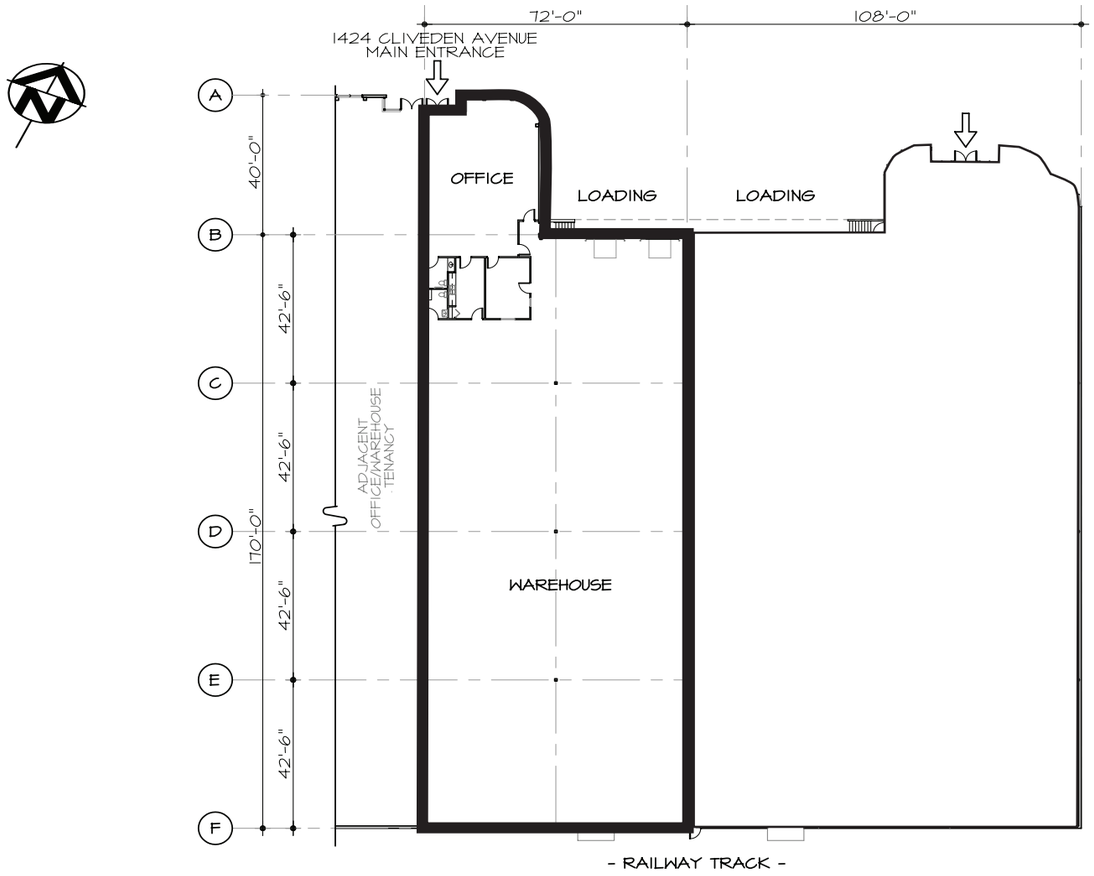
ADDITIONAL RENT
$7.06 PSF (2026 estimate)
includes management fee

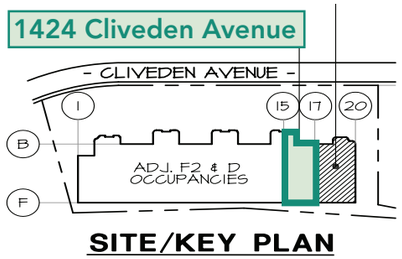


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Efficient warehouse workflows

A contemporary complex built for logistics, 1424 Cliveden Avenue at Clivden Centre 3 keeps freight moving and teams connected so you can pick, pack and ship with confidence every day. Operations are supported by 26’ clear heights, two dock doors and one rail door, 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 Centre 3 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

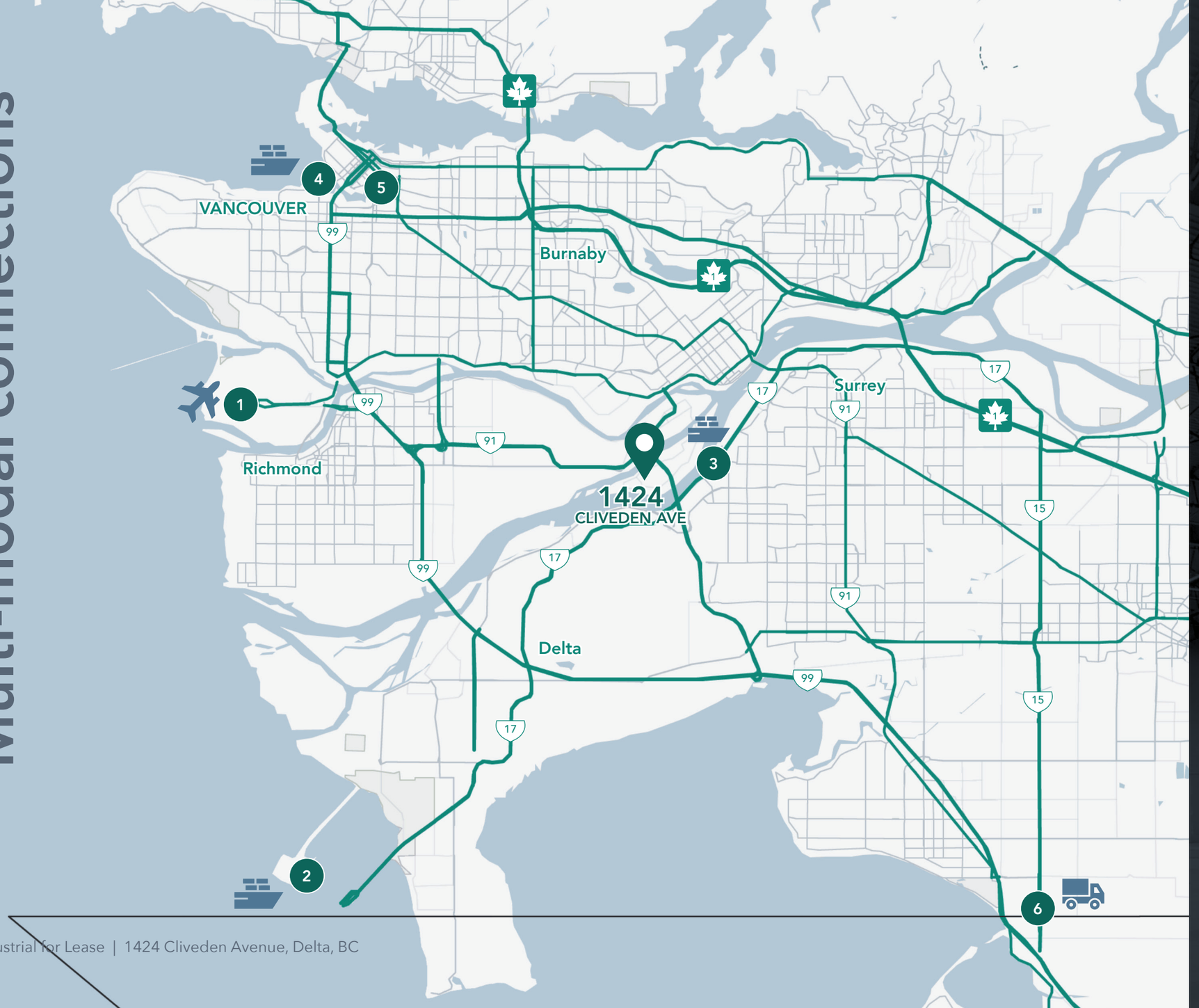
64.3%
POPULATION AGED
BETWEEN 15-64 YEARS

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

- HIGHWAY 17
  17 minutes
- HIGHWAY 91
  6 minutes
- 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



Industrial for Lease | 1424 Cliveden Avenue, Delta, BC

Let’s get in touch.

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