

FOR LEASE

**1168 - 1170
DERWENT WAY,
DELTA, BC**

140,650 SF on 14.78 acres of land

Owned and Managed by

Beedie/

Marketed by



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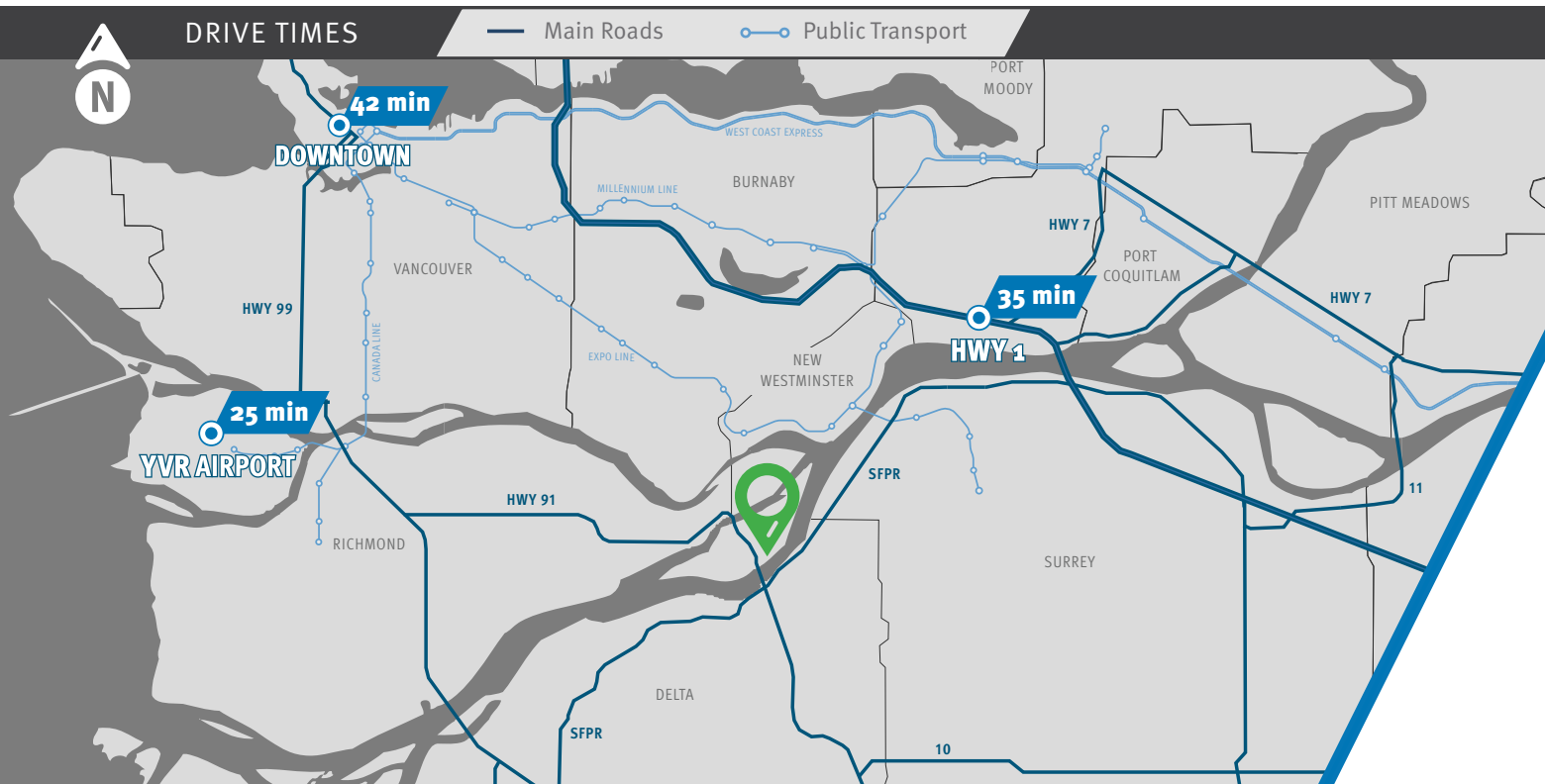
*Personal Real Estate Corporation

1168 - 1170 Derwent Way

Delta, BC

OPPORTUNITY

1168 – 1170 Derwent Way offers tenants a rare opportunity to lease 140,650 SF of office and warehouse space on 14.78 acres of land, strategically located in the centre of Annacis Business Park. The building provides multiple grade-level loading doors, high ceiling warehouse space, heavy power, craneways and multi-level office space. The property is ideal for manufacturing, film, production and like companies requiring functional office and warehouse space with extra yard.



LOCATION

Situated at the intersection of Derwent Way and Chester Road in the heart of Annacis Business Park, the subject property is only a two-minute drive to the Alex Fraser Bridge and the Highway 91 Interchange. The property is strategically located in the geographic centre of Metro Vancouver, making it a preferred local distribution hub. The South Fraser Perimeter Road (SFPR) interchange is minutes away at the south end of the Alex Fraser Bridge.

BUILDING FEATURES

CONSTRUCTION
Steel building

LIGHTING
Metal halide in warehouse

LOADING
10 grade doors

HEATING
Radiant heat

YARD SPACE
Fenced with craneways

PARKING
110 stalls

CEILING HEIGHT
27' - 38' clear in warehouse
54' clear in paint shop

BARGE & RAIL ACCESS
Available

OFFICE
28,726 SF

POWER SUPPLY
Building power =
1200 Amp / 600 Volt
(2 separate services)



ZONING
I2 - Medium Impact Industrial



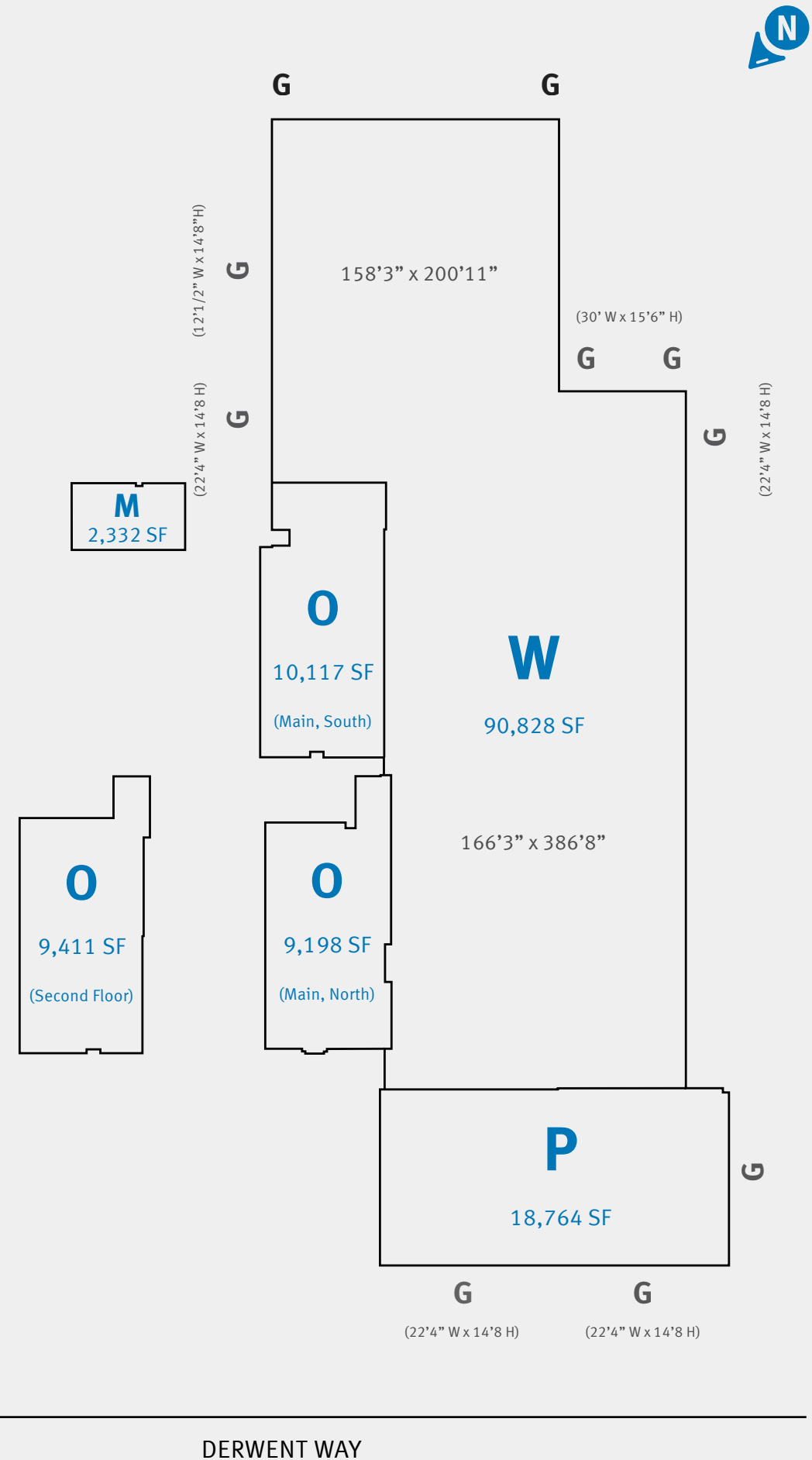
LEASE RATES
Building: \$11.50 per SF per annum
Additional Yard (8.86 acres):
\$2.50 per SF per annum
Additional Rent:
\$4.12 per SF (2020 Estimate)



SITE PLAN

BUILDING AREA
TOTAL GFA: 140,650 SF

LAND AREA
14.78 ACRES OF LAND



CONTACT

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