

FOR LEASE

UNIT 200

**1628 DERWENT WAY
DELTA, BC**

Developed by **Beedie/**



OPPORTUNITY

To lease 14,440 SF of warehouse and office space on Annacis Island.

Strategically located in Annacis Business Park, 1628 Derwent Way is within a 5-minute drive to the Alex Fraser Bridge and the Highway 91/South Fraser Perimeter Road Interchange, allowing for convenient access to all municipalities within Metro Vancouver.

CONTACT

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UNIT 200

1628 DERWENT WAY
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MARKETING PLAN 

AVAILABLE AREA

MAIN FLOOR WAREHOUSE
12,740 SF

MAIN FLOOR OFFICE
1,700 SF

TOTAL
14,440 SF



AVAILABLE FOR OCCUPANCY
JULY 1, 2024



LEASE RATE
Contact listing agents

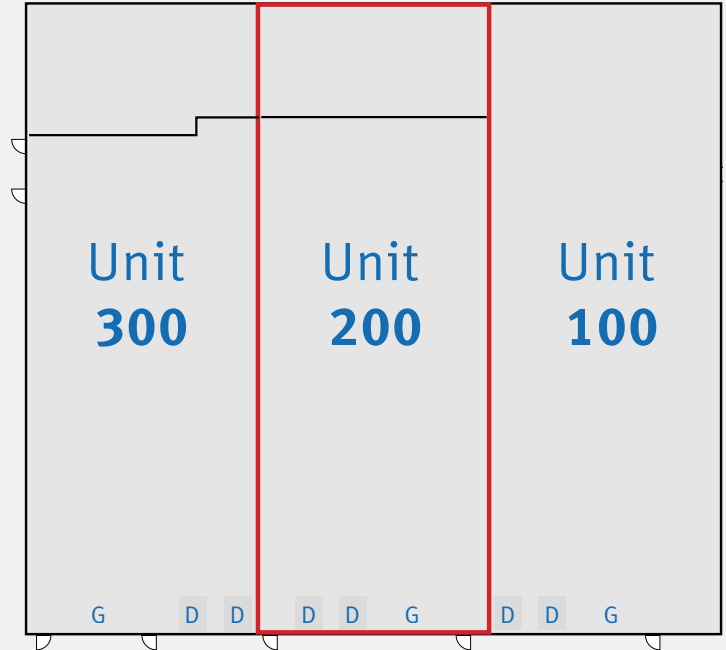


ADDITIONAL RENT (2024 ESTIMATE)
\$6.63 PSF including 5% management fee



ZONING
I2 Medium Impact Industrial

DERWENT WAY



LEGEND

D = Dock Loading G = Grade Loading

BUILDING FEATURES

- 2 dock doors & 1 grade door
- 26' clear ceiling height
- 14 allocated parking stalls
- NFPA sprinklers throughout
- 3-Phase electrical service: 100A 347/600V
- Professionally built & managed by Beedie



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