

FOR LEASE



Manufacturing Oriented Warehouse and Office Facility

1053 Derwent Way,
Delta, BC



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FOR LEASE - 1053 DERWENT WAY, DELTA, BC



LOCATION

1053 Derwent Way is located east of the Alex Fraser bridge on the south side of Annacis Island. Annacis Island remains a preferred location for over 300 local, national and international firms due to its proximity to the surrounding municipalities of Richmond, Burnaby, New Westminster and Surrey. Its location allows for easy accessibility to Hwy 91, the South Fraser Perimeter Road (Hwy 17), Hwy 99, and the Trans-Canada Highway.

ZONING

I2 (Medium Impact Industrial) permitting a wide range of industrial uses including warehousing, distribution, manufacturing and wholesaling, assembly, food production and office related functions.

BUILDING FEATURES

- 2 grade loading doors & 1 dock platform
- 18' clear ceiling height
- Overhead forced air heating
- Air-conditioned office area on two floors
- 277/480 volt, 400 amp, 3-phase

AVAILABLE AREA

Second Floor Office Area	2,028 SF
Ground Floor Office Area	2,028 SF
Warehouse Area	12,640 SF
Total Area	16,696 SF

ASKING LEASE RATE

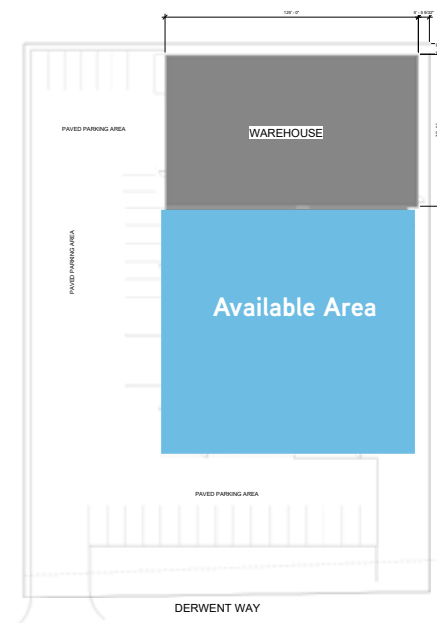
\$9.95 per SF, per annum (net)

OPERATING COSTS & TAXES (2021)

Estimated at \$5.56 per SF, per annum (including management fee)

AVAILABILITY

Immediate



CONTACT US

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