

CLIVEDEN PLACE 1 UNIT 100 - 819 CLIVEDEN PLACE DELTA, BC

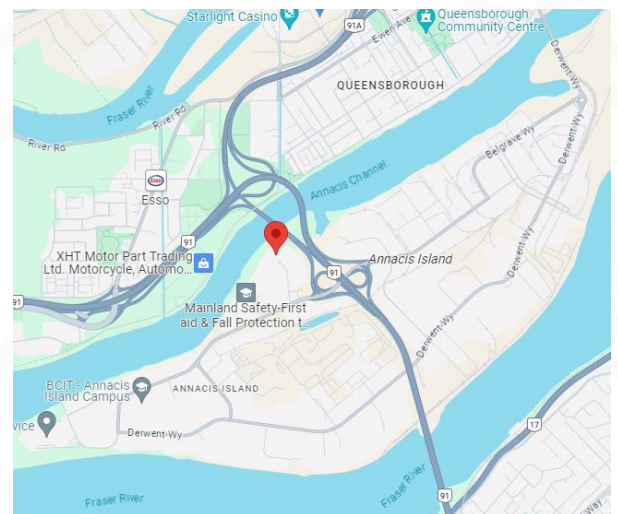
20,500 sf
FOR LEASE



FOR LEASE FIRST CLASS WAREHOUSE PREMISES

819 Cliveden Place is readily accessed via Highway 91 interchange into Annacis Business Park. Annacis Business Park is 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.

The SFPR is a 40 kilometer, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th St (HWY 15) in Surrey, with connections to Hwy 1, 91, 99 and the Golden Ears Bridge. The SFPR provides convenient access to and from the Deltaport, CN and CP intermodal yards.



TIM EVANS

Senior Director, Leasing //

tim.evans@bgo.com // 604-661-5099

BentallGreenOak (Canada) LP, Brokerage//<http://bentallgreenoakleasing.com/>

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UNIT 100
819 CLIVEDEN PLACE
DELTA, BC

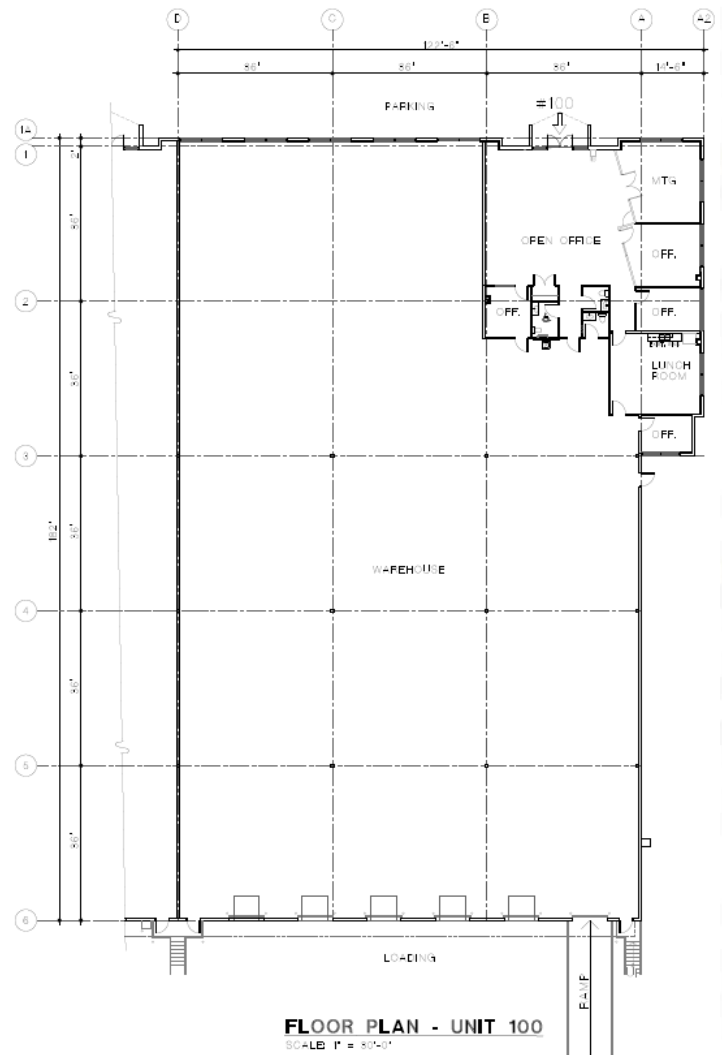
Available April 1, 2024

Premises	Area
Warehouse	17,678 sf
Office	2,822 sf
Total Area	20,500 sf



SPECIFICATIONS

- Clear Height in warehouse: 26'
- 5 dock, 1 grade door
- Ample on site parking
- 600 lbs psf floor load capacity
- Power Supply:
200 AMPS/600 VOLTS/ 3 PHASE
- Sprinklered building
- I-2 Zoning
- Basic Rent: Upon Request
- (2024 Estimated) Operating Expenses
& Taxes: \$6.46 psf



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