

FOR LEASE

CLIVEDEN WEST BUSINESS CENTRE
1585 & 1595 CLIVEDEN AVENUE • DELTA, BC



**PROFESSIONALLY
MANAGED BY**



CLIVEDEN AVENUE

23'6" CLEAR CEILING HEIGHT
RARE SMALL BAYS WITH DOCK LEVEL LOADING DOORS

LOCATION

Cliveden West Business Centre is strategically located on the western side of Annacis Island, north of Cliveden Avenue, between Fosters Way to the west and Hampstead Close to the east. The Property provides excellent access to the Alex Fraser Bridge, Highway 91, the Queensborough Bridge, River Road and the South Fraser Perimeter Road.

BUILDING FEATURES

- 23'6" clear ceiling height
- Dock level loading (1 dock per unit)
- Excellent location with good exposure
- Easy access
- 3 Phase 60A/600V power supply to each unit
- Professionally managed
- I2 Medium Impact Industrial Zoning

ASKING RATE

Please contact listing agents

ADDITIONAL RENT

\$8.64 PSF per annum (Estimated 2025)



AVAILABLE UNITS

1595 CLIVEDEN AVE - UNIT 3

LEASED

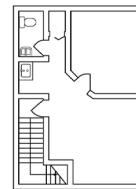
Available Immediately



1595 - CLIVEDEN AVE - UNIT 6

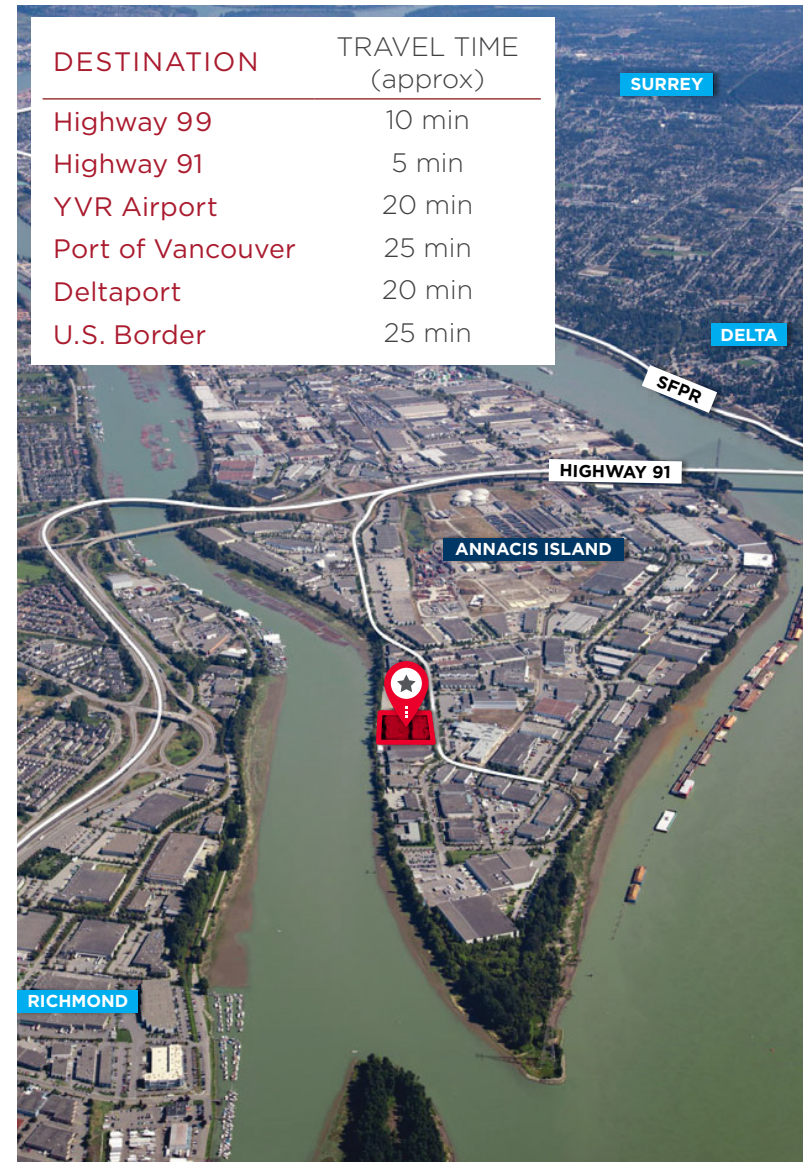
Ground Floor 2,825 SF
Second Floor 600 SF
Total 3,425 SF

UNIT 6
Second
Floor Office



Available immediately

DESTINATION	TRAVEL TIME (approx)
Highway 99	10 min
Highway 91	5 min
YVR Airport	20 min
Port of Vancouver	25 min
Deltaport	20 min
U.S. Border	25 min



JORDAN SENGARA
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5845
jordan.sengara@cushwake.com

BRANDO RILEY
Associate
D: +1 604 608 5941
M: +1 778 855 7550
brando.riley@cushwake.com

SEAN UNGEMACH
Personal Real Estate Corporation
Vice Chairman
+1 604 640 5823
sean.ungemach@cushwake.com

