



## FOR LEASE

CENTRAL ANNACIS ISLAND LOCATION  
**KINGSWOOD BUSINESS PARK**  
DELTA, BC

**VARIOUS UNIT SIZES AVAILABLE**



### LOCATION

The Kingswood Business Park is located on Annacis Island, the geographic centre of the Lower Mainland. This park is considered by many to be the premier industrial business location in the Lower Mainland. The Annacis Highway system provides a central high speed interchange taking advantage of the Alex Fraser Bridge and Highway 91, and is only a 30 minute drive to the Downtown core. The four-lane South Fraser Perimeter Road is situated just 10 minutes away and greatly enhances access to Deltaport and the Fraser Valley.

### BUILDING FEATURES

- Concrete tilt-up construction
- Fully paved and landscaped site
- Fully sprinklered
- 3-phase electrical service
- Extensive use of glass in office areas
- Ample parking
- Central location with exposure

### OPERATING COSTS (EST. 2026)

\$6.00 PSF plus 5% Management Fee

### BROKER CONTACT

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**CUSHMAN &  
WAKEFIELD**

## FOR LEASE

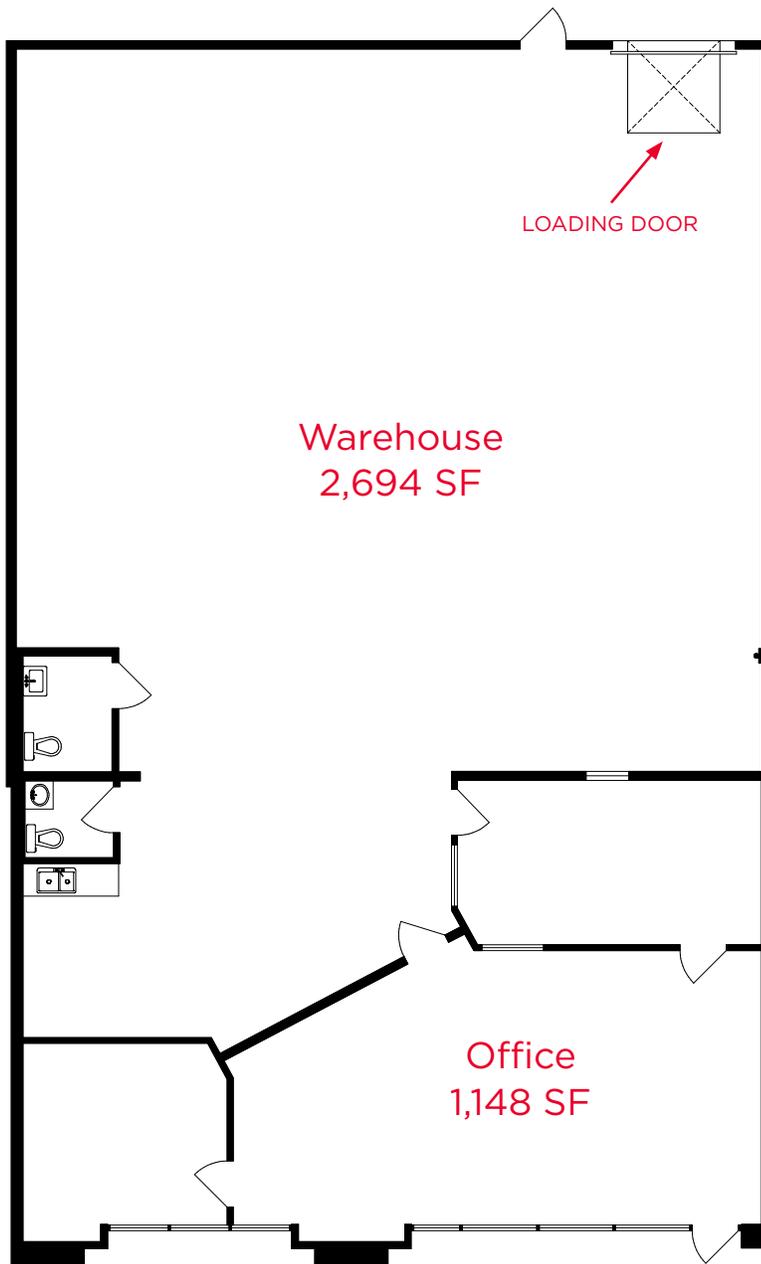
CENTRAL ANNACIS ISLAND LOCATION

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**702**

### FLOOR PLAN



#### 702 CHESTER RD

Warehouse	2,694 SF
Office	1,148 SF
<b>Total Area</b>	<b>3,842 SF</b>

#### Highlights

- One (1) dock level loading door
- 22' clear ceiling height
- Available: Immediately
- Asking Rent: Please contact listing agents



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**1105**

**1105 CLIVEDEN AVE**

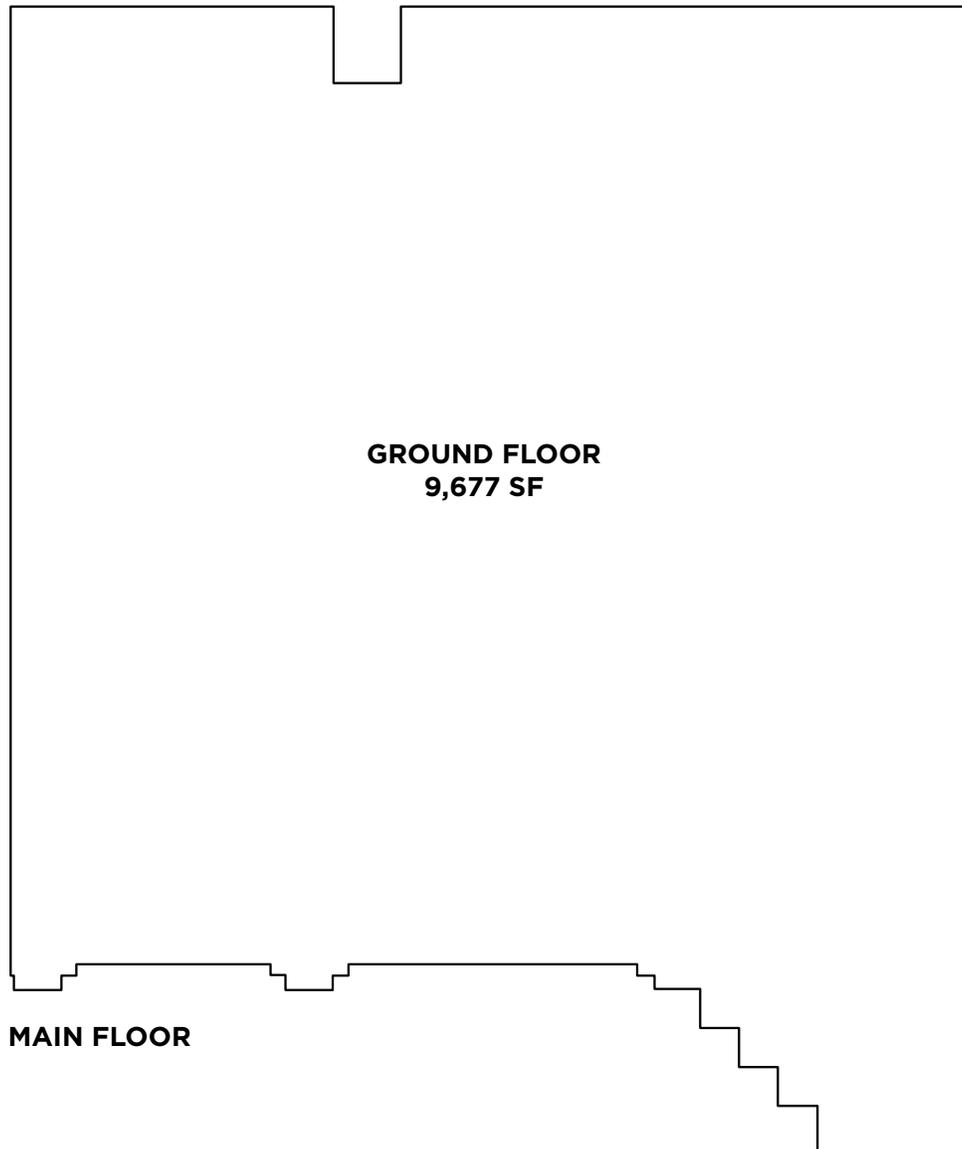
Total Area

9,677 SF

**FLOOR PLAN**

### Highlights

- Available: Immediately
- Two (2) dock level loading doors
- 22' clear ceiling height
- Office built-to-suit
- Asking Rent: Please Contact listing agents





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## FOR LEASE

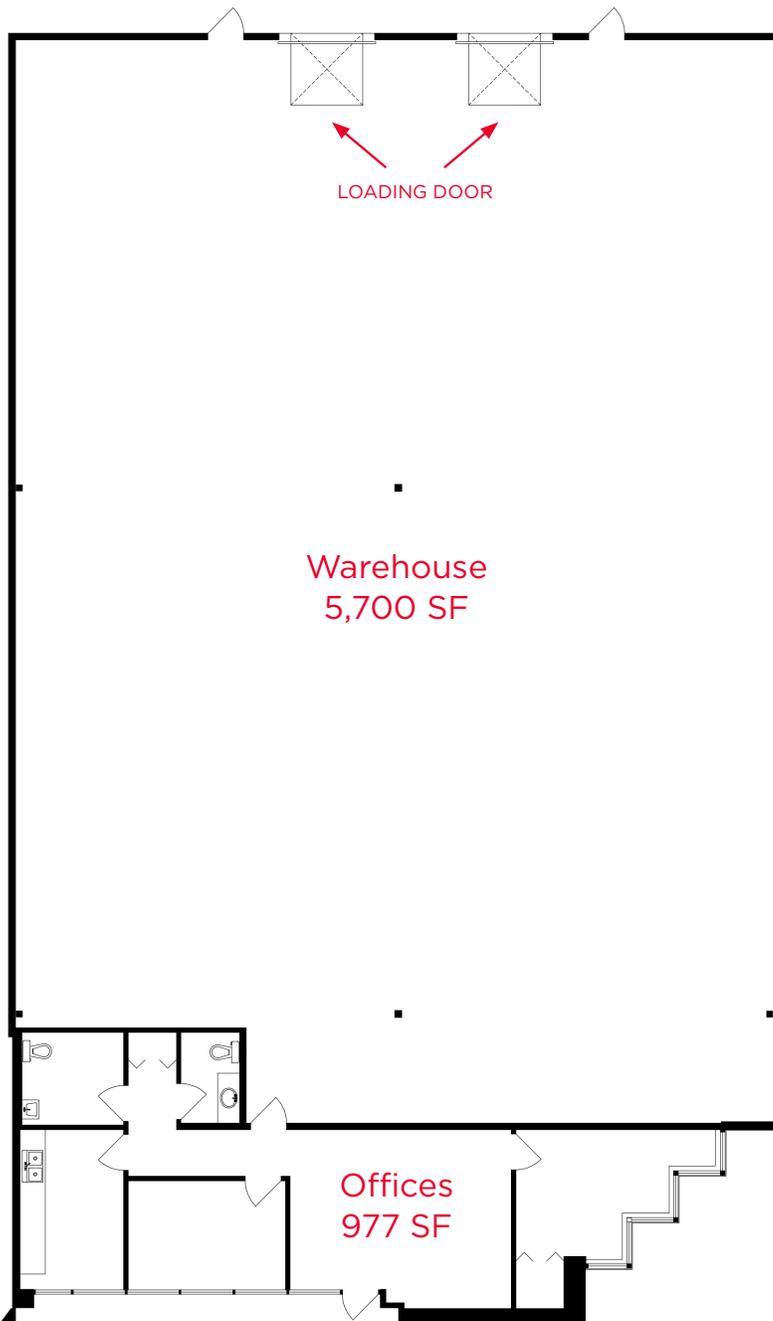
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**716**

### FLOOR PLAN



#### 716 CHESTER RD

Offices	977 SF
Warehouse	5,700 SF
<b>Total Area</b>	<b>6,677 SF</b>



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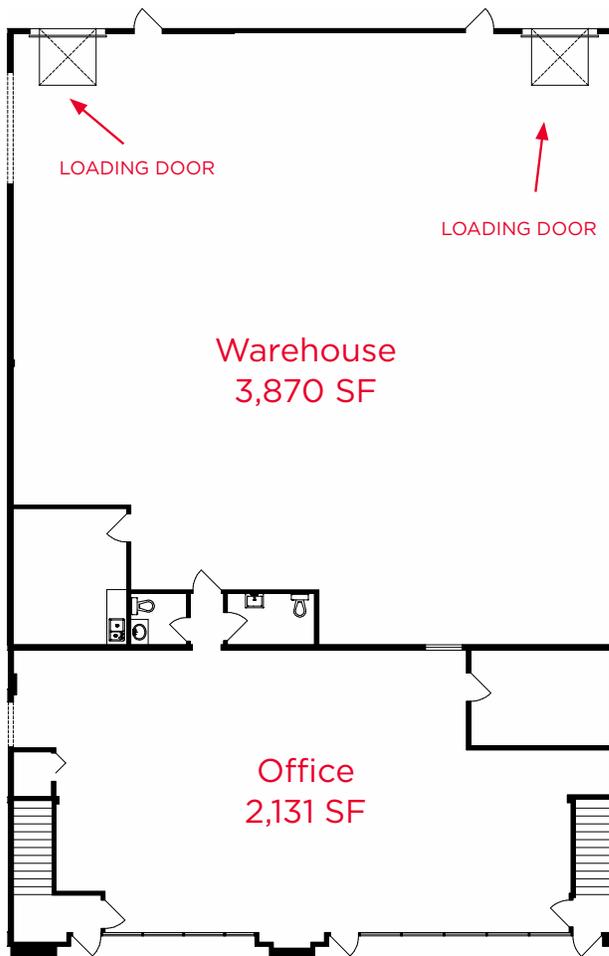
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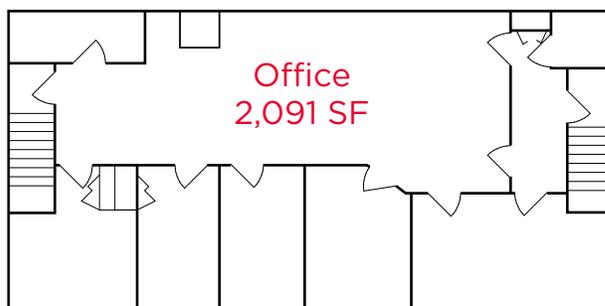
## 1111

### FLOOR PLAN

Ground Floor



Second Floor



### 1111 CLIVEDEN AVE

Warehouse	3,870 SF
Ground Floor Office	2,131 SF
Second Floor Office	2,091 SF*
<b>Total Area</b>	<b>8,092 SF</b>

\*Space can be leased as the ground floor area of 6,001 SF only

### Highlights

- Two (2) dock level loading door
- 22' clear ceiling height
- Kitchenette/lunchroom
- Two (2) washrooms
- Available: Immediately
- Asking Rent: Please contract listing agents

Second Floor space can be leased separately



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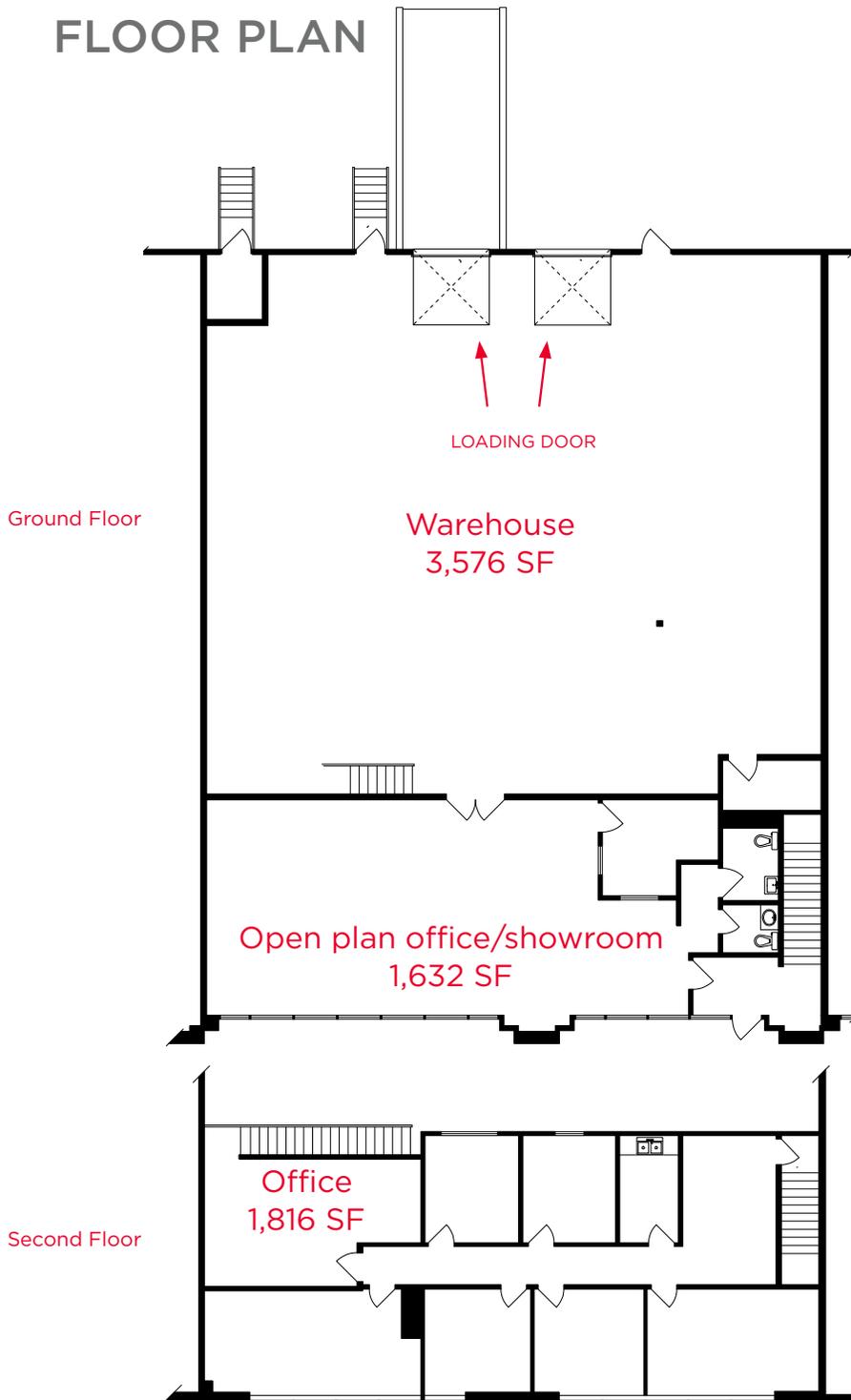
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## 720 & 722

### FLOOR PLAN



### 720 & 722 CHESTER RD

Warehouse	3,576 SF
Ground Floor Office	1,632 SF
Second Floor Office	1,816 SF
<b>Total Area</b>	<b>7,024 SF</b>

### Highlights

- Available: Immediately
- Two (2) dock level loading doors
- 22' clear ceiling height
- Two (2) washrooms
- Kitchenette
- Asking Rent: Please contact listing agents



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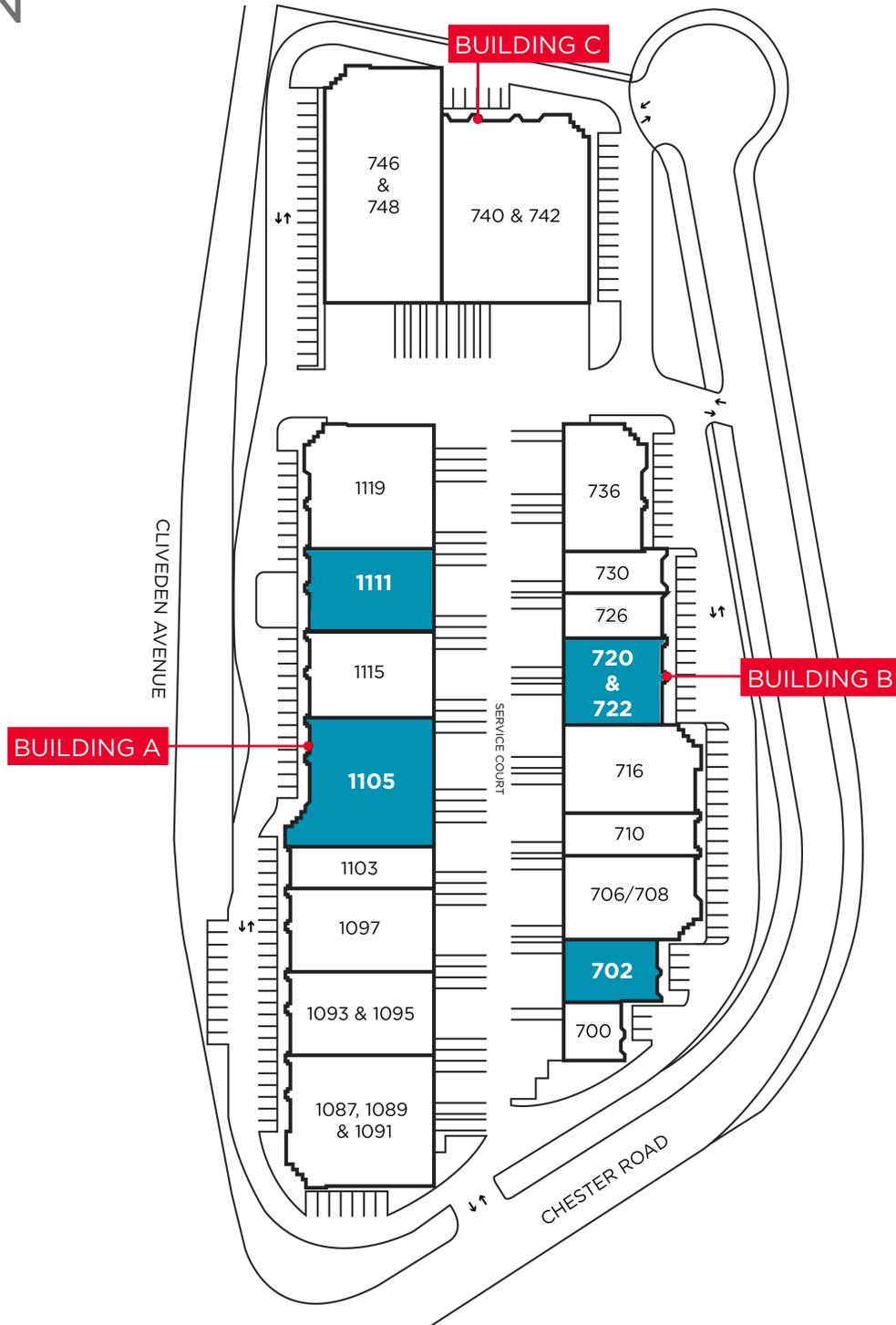
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# KINGSWOOD BUSINESS PARK

## SITE PLAN





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## PROPERTY PHOTOS



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