



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. 2025)

Operating Costs (EST 2025) \$5.86 PSF
plus 5% Management Fee

BROKER CONTACT

John Weiss

Senior Associate
Industrial Sales & Leasing
+1 604 640 5865
john.weiss@cushwake.com

Jordan Sengara

Personal Real Estate Corporation
Vice President
+1 604 782 6066
jordan.sengara@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE

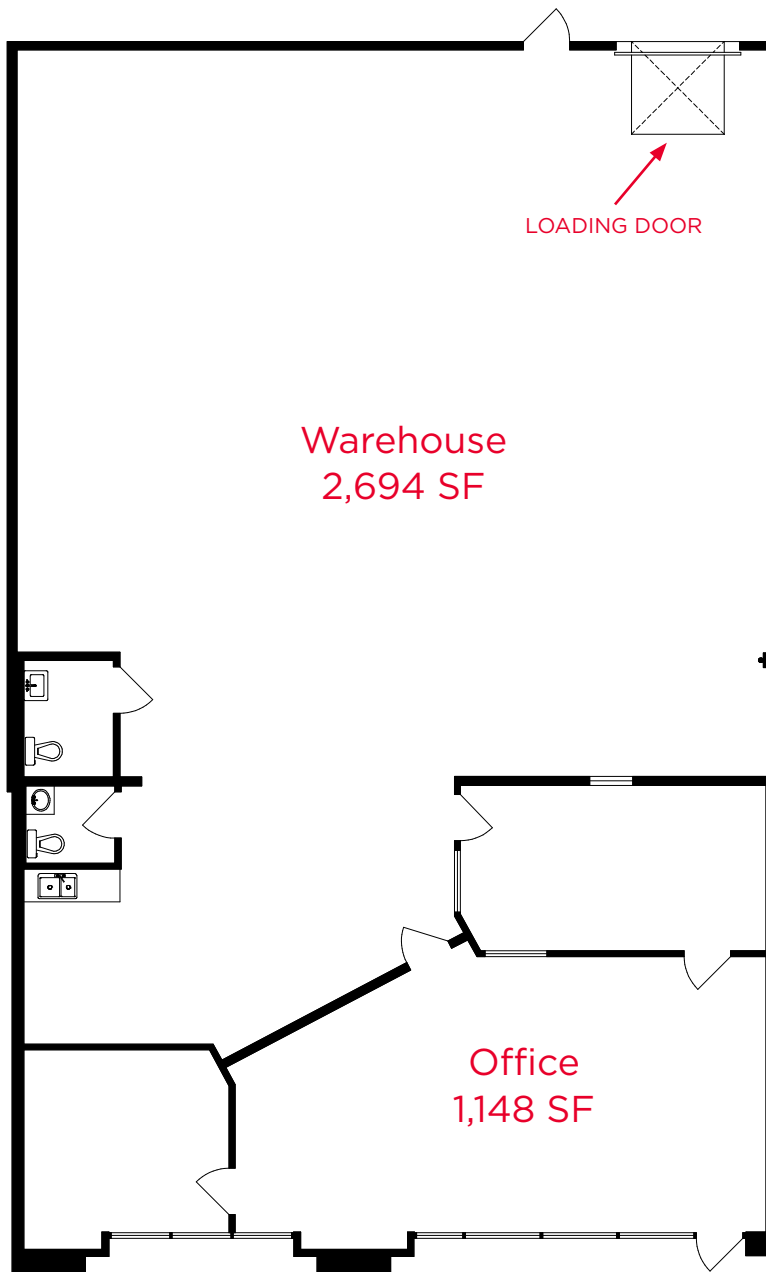
CENTRAL ANNACIS ISLAND LOCATION

KINGSWOOD BUSINESS PARK
DELTA, BC



702

FLOOR PLAN



702 CHESTER RD

Warehouse	2,694 SF
Office	1,148 SF
Total Area	3,842 SF

Highlights

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



**CUSHMAN &
WAKEFIELD**

FOR LEASE

CENTRAL ANNACIS ISLAND LOCATION

KINGSWOOD BUSINESS PARK DELTA, BC



1105

Unit 1105

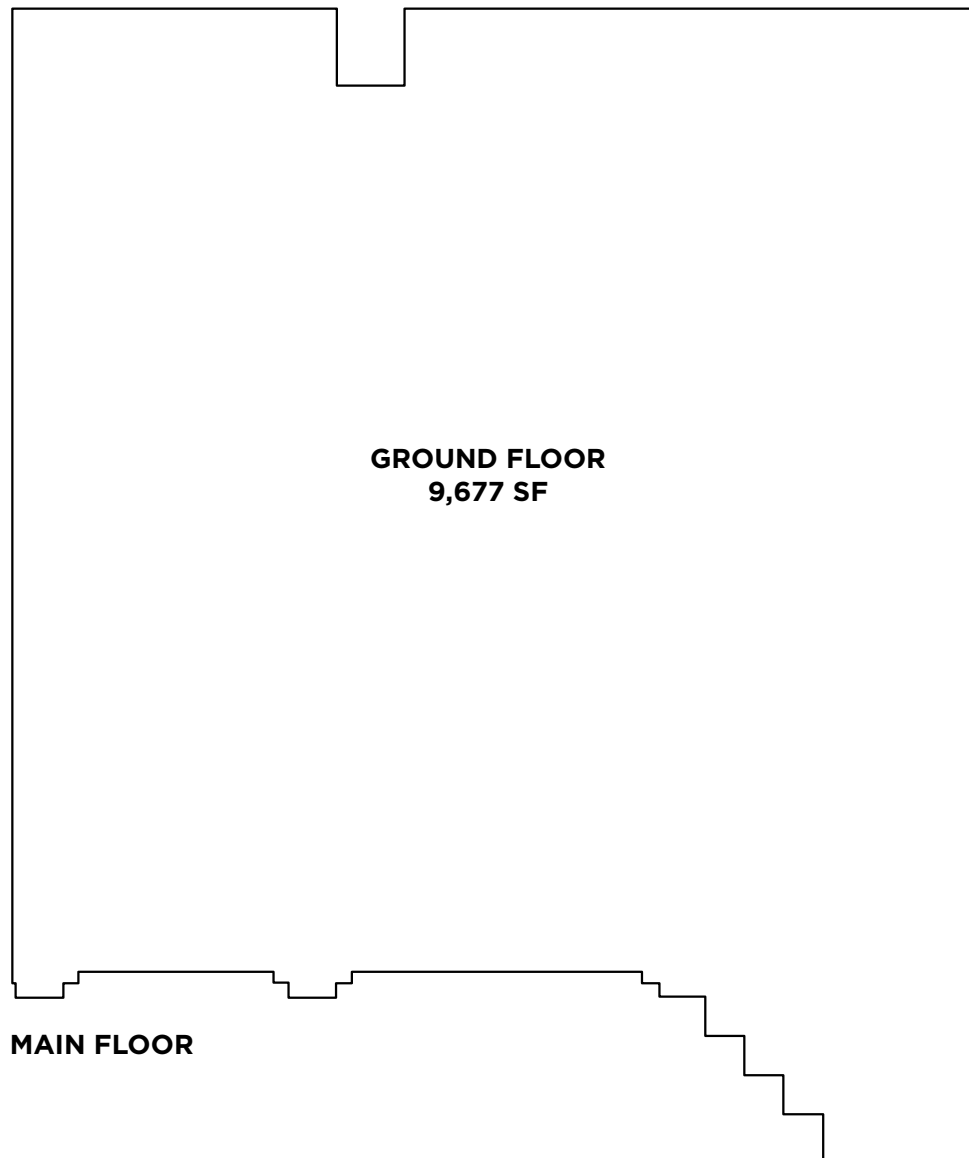
Total Area

9,677 SF

FLOOR PLAN

Highlights

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



MAIN FLOOR



**CUSHMAN &
WAKEFIELD**

FOR LEASE

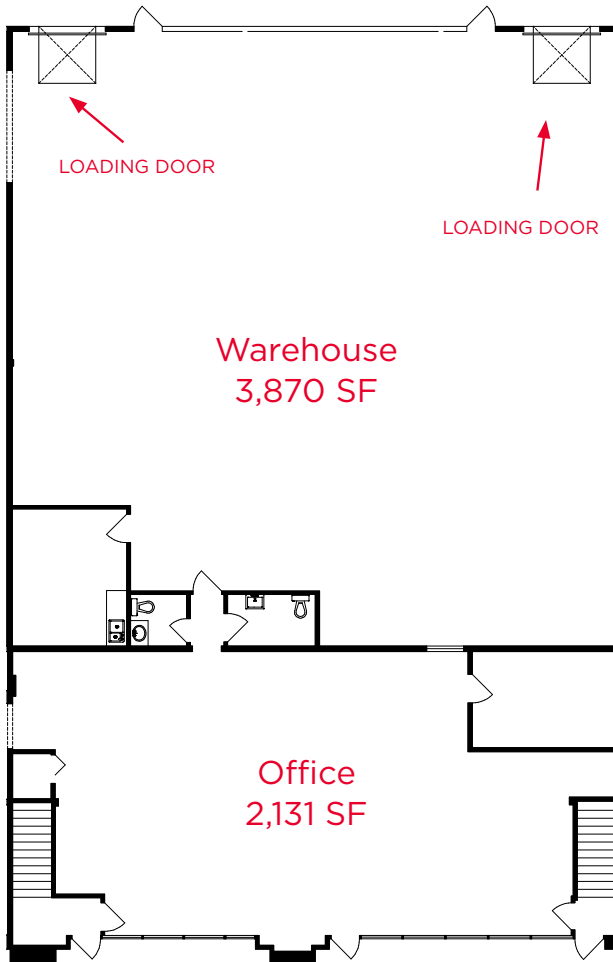
CENTRAL ANNACIS ISLAND LOCATION

KINGSWOOD BUSINESS PARK DELTA, BC

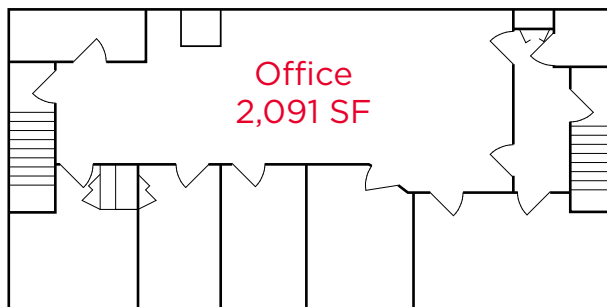


1111

FLOOR PLAN



Ground Floor



Second Floor

1111 CLIVENDEN AV

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

*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



**CUSHMAN &
WAKEFIELD**

FOR LEASE

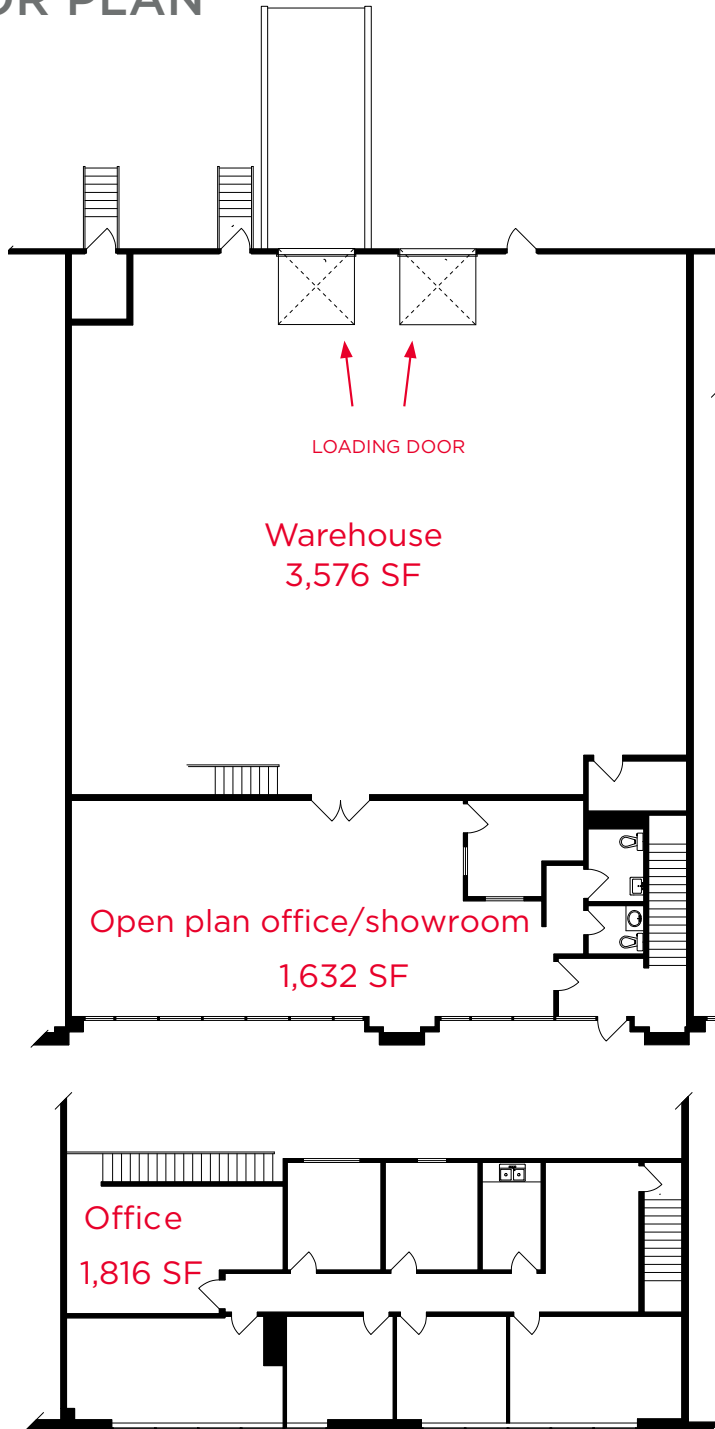
CENTRAL ANNACIS ISLAND LOCATION

KINGSWOOD BUSINESS PARK DELTA, BC



720 & 722

FLOOR PLAN



720 & 722 CHESTER RD

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

Highlights

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



**CUSHMAN &
WAKEFIELD**

FOR LEASE

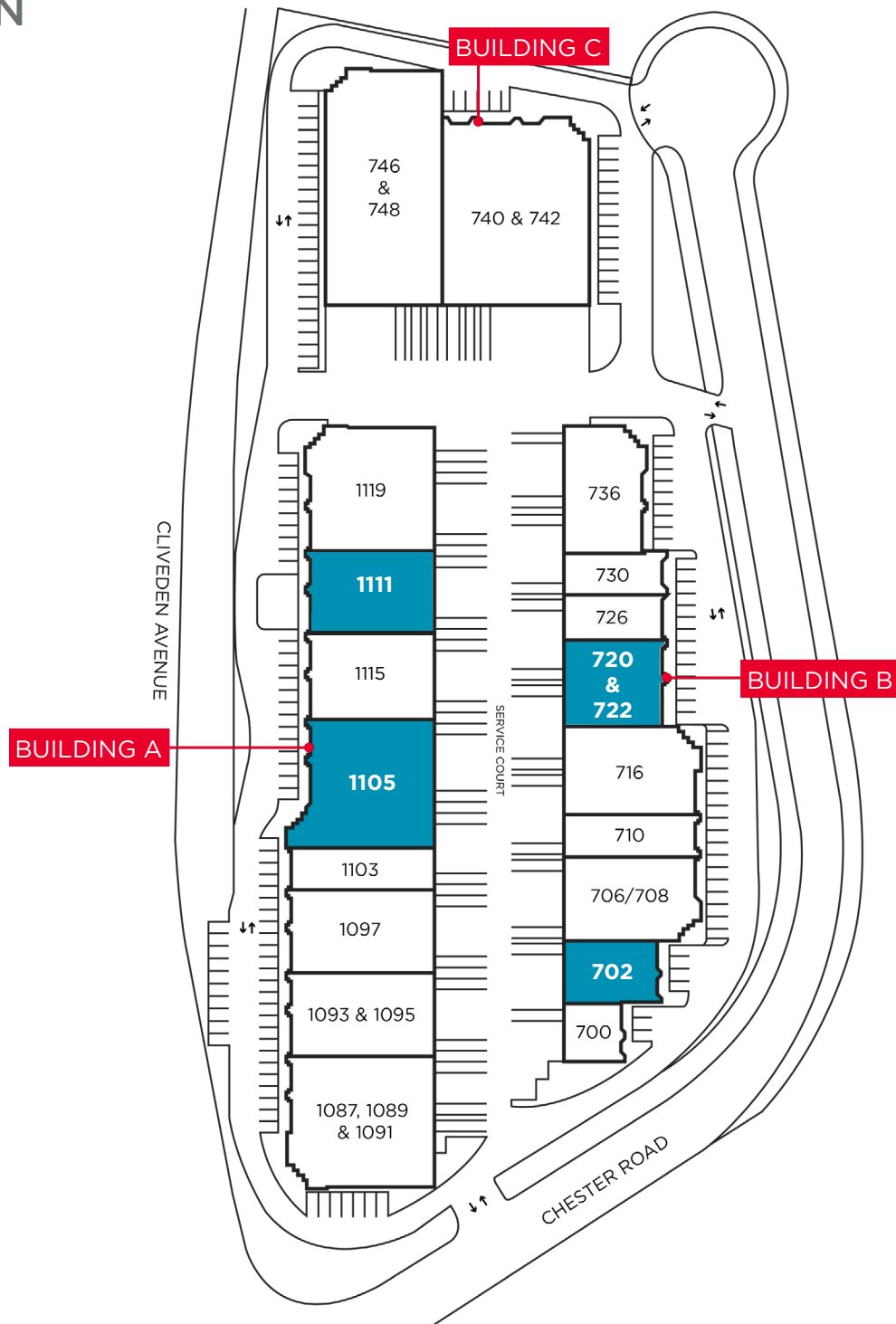
CENTRAL ANNACIS ISLAND LOCATION

KINGSWOOD BUSINESS PARK
DELTA, BC



KINGSWOOD BUSINESS PARK

SITE PLAN





**CUSHMAN &
WAKEFIELD**

FOR LEASE

CENTRAL ANNACIS ISLAND LOCATION

KINGSWOOD BUSINESS PARK DELTA, BC

PROPERTY PHOTOS



BROKER CONTACT

John Weiss

Senior Associate
Industrial Sales & Leasing
+1 604 640 5865
john.weiss@cushwake.com

Jordan Sengara

Personal Real Estate Corporation
Vice President
+1 604 782 6066
jordan.sengara@cushwake.com

Suite 1200 - 700 West Georgia St.
Vancouver, BC V7Y 1A1
PO Box 10023, Pacific Centre
+1 604 683 3111
cushmanwakefield.ca

© 2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. | PD-5272 JH 2024-07-04 V7