

ANNACIS BUSINESS PARK

1405 CLIVEDEN AVENUE | DELTA, BC



FOR LEASE - 31,050 SF TOTAL

- LOW TOTAL OCCUPANCY COSTS
- SUPERB CORPORATE IMAGE
- ABUNDANT PARKING AND LOADING
- CENTRAL ANNACIS ISLAND LOCATION
- ACROSS FROM THE TIM HORTON'S / WENDY'S RESTAURANTS

BUILDING HIGHLIGHTS

LOCATION

1405 Cliveden Avenue is conveniently located on Cliveden Avenue almost immediately adjacent to the Highway 91 interchange. Annacis Business Park is favoured by many local, national and international firms due to its central location and excellent accessibility to all areas of the lower mainland.

BUILDING FEATURES

- 26' ceiling height
- 5 dock level loading doors
- 4 grade level loading doors (may be converted to dock)
- Fully sprinklered
- Heavy 3-phase power
- Excellent parking and loading areas
- Great corporate image and exposure

AVAILABLE AREA

Office (ground floor)	2,000 SF
Office (2nd floor)	2,976 SF
Warehouse	24,794 SF
Mezzanine Storage	1,280 SF
Total	31,050 SF

ZONING

I-2 Heavy Industrial; allows for a wide range of light to heavy industrial uses.

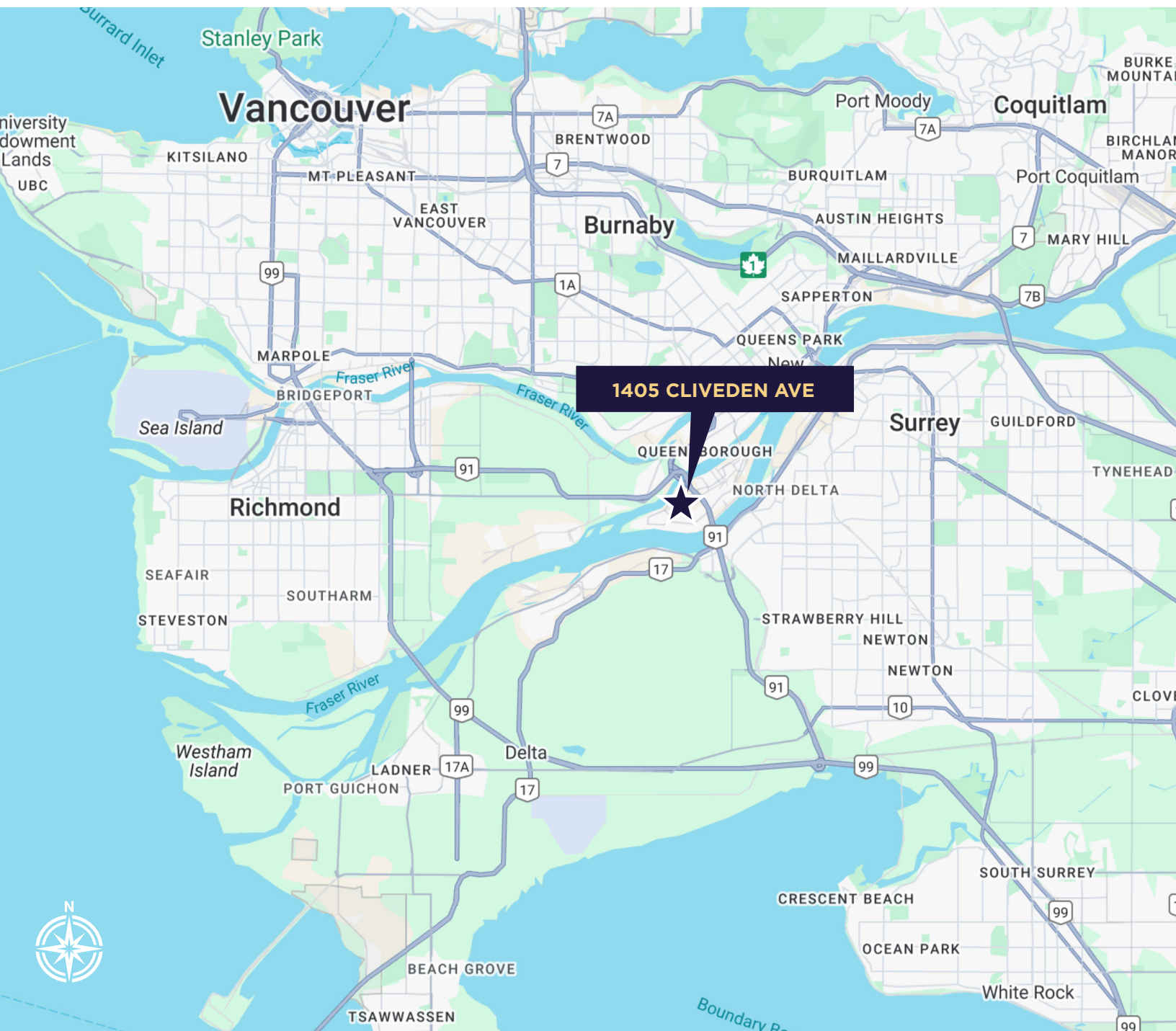
LEASE RATE

\$20.50 PSF

TAXES & OPERATING COSTS

\$4.70 PSF (estimate)





CONTACT

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