

FOR LEASE

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



**PROFESSIONALLY
MANAGED BY**



23'6" CLEAR CEILING HEIGHT

RARE SMALL BAYS WITH DOCK LEVEL LOADING DOORS

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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)

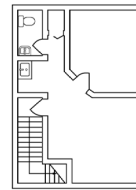
AVAILABLE UNIT

1595 - CLIVEDEN AVE - UNIT 6

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

Available immediately

UNIT 6
Second Floor
Office



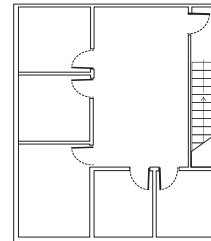
AVAILABLE UNIT

1585 - CLIVEDEN AVE - UNIT 8

Ground Floor	±2,550 SF
Second Floor	±1,060 SF
Total	3,610 SF

Available immediately

UNIT 8
Second Floor
Office



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