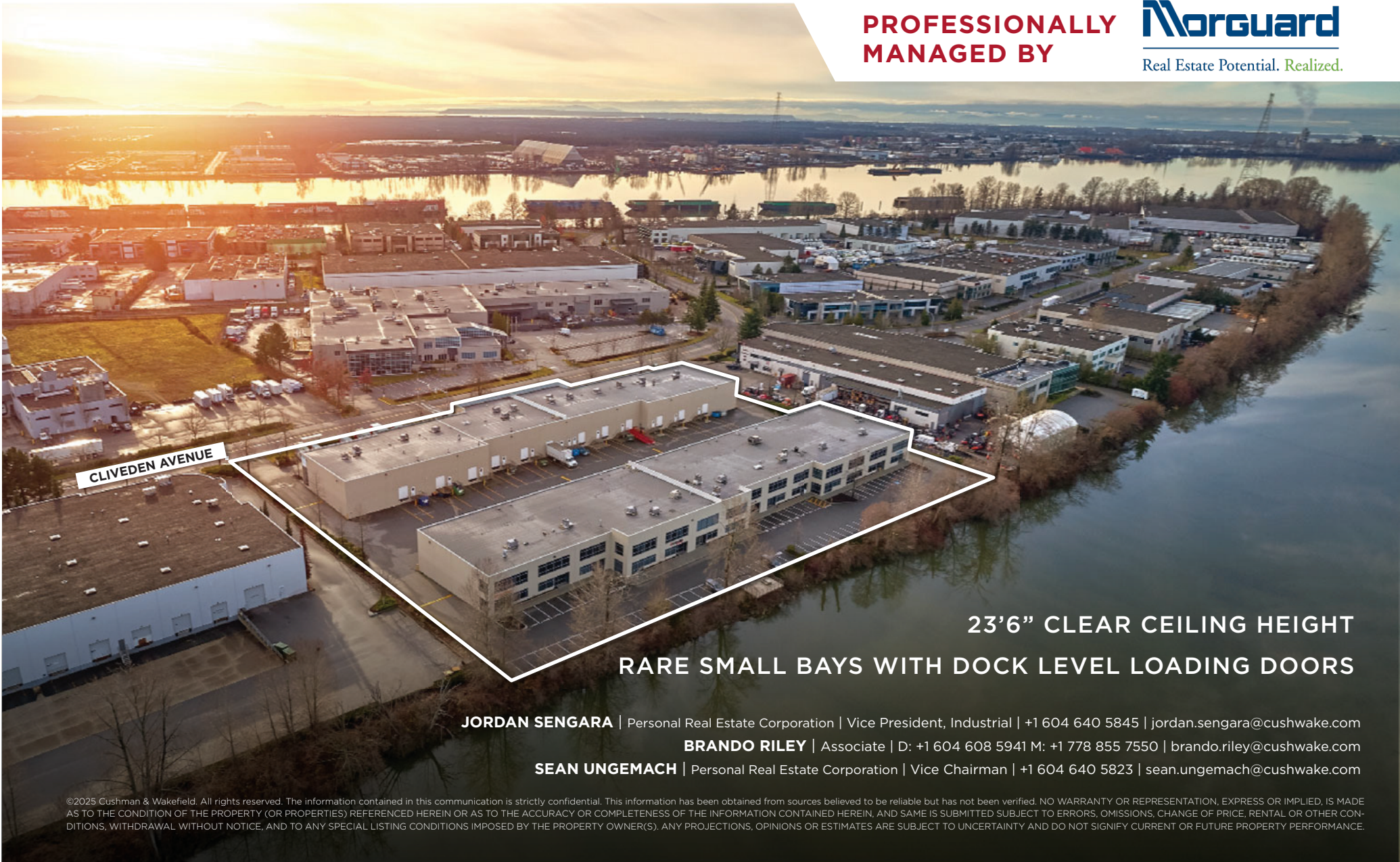


# FOR LEASE

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

\$21.00 PSF

## ADDITIONAL RENT

\$8.73 PSF per annum (Estimated 2026)

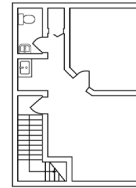
## AVAILABLE UNIT

### 1595 - CLIVEDEN AVE - UNIT 6

Ground Floor	±2,825 SF
Second Floor	±600 SF
<b>Total</b>	<b>3,425 SF</b>

Available immediately

**UNIT 6**  
Second Floor  
Office



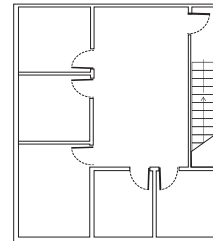
## AVAILABLE UNIT

### 1585 - CLIVEDEN AVE - UNIT 8

Ground Floor	±2,550 SF
Second Floor	±1,060 SF
<b>Total</b>	<b>3,610 SF</b>

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