

## 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

**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

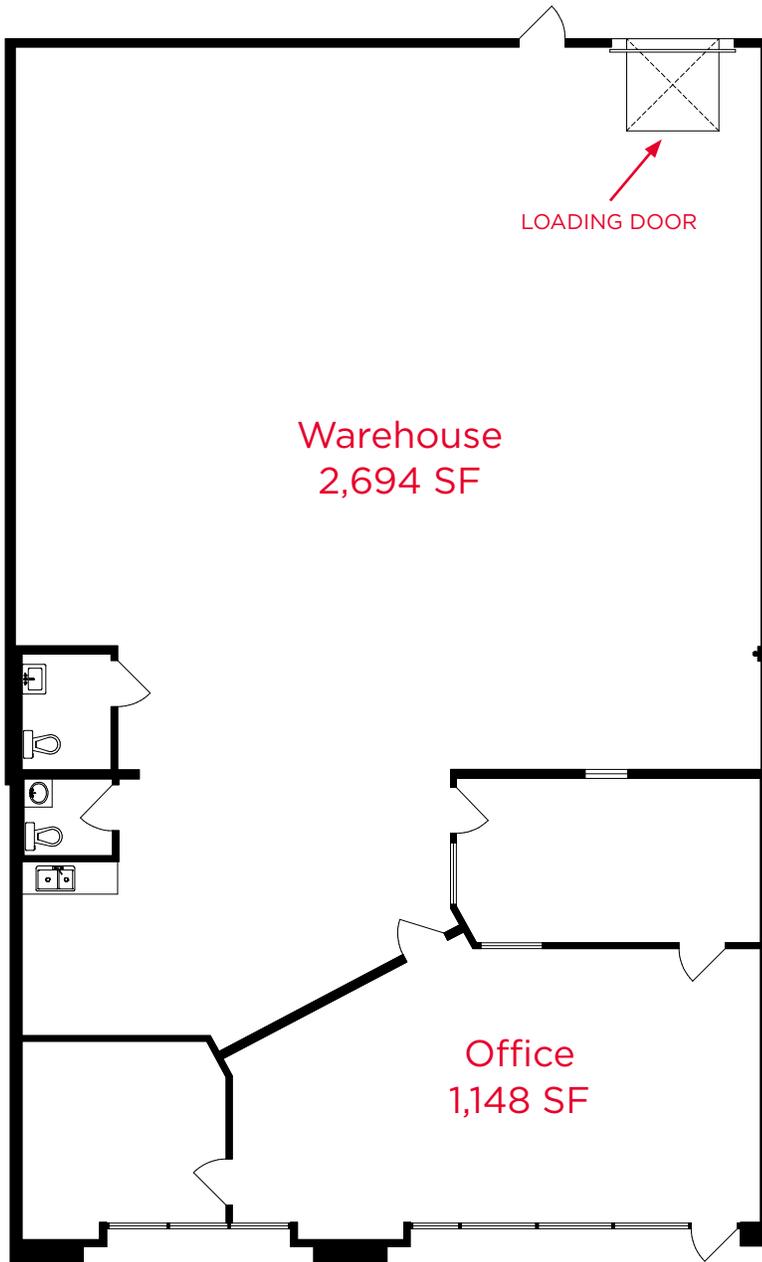
CENTRAL ANNACIS ISLAND LOCATION

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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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CENTRAL ANNACIS ISLAND LOCATION

# KINGSWOOD BUSINESS PARK DELTA, BC



**1105**

**Unit 1105**

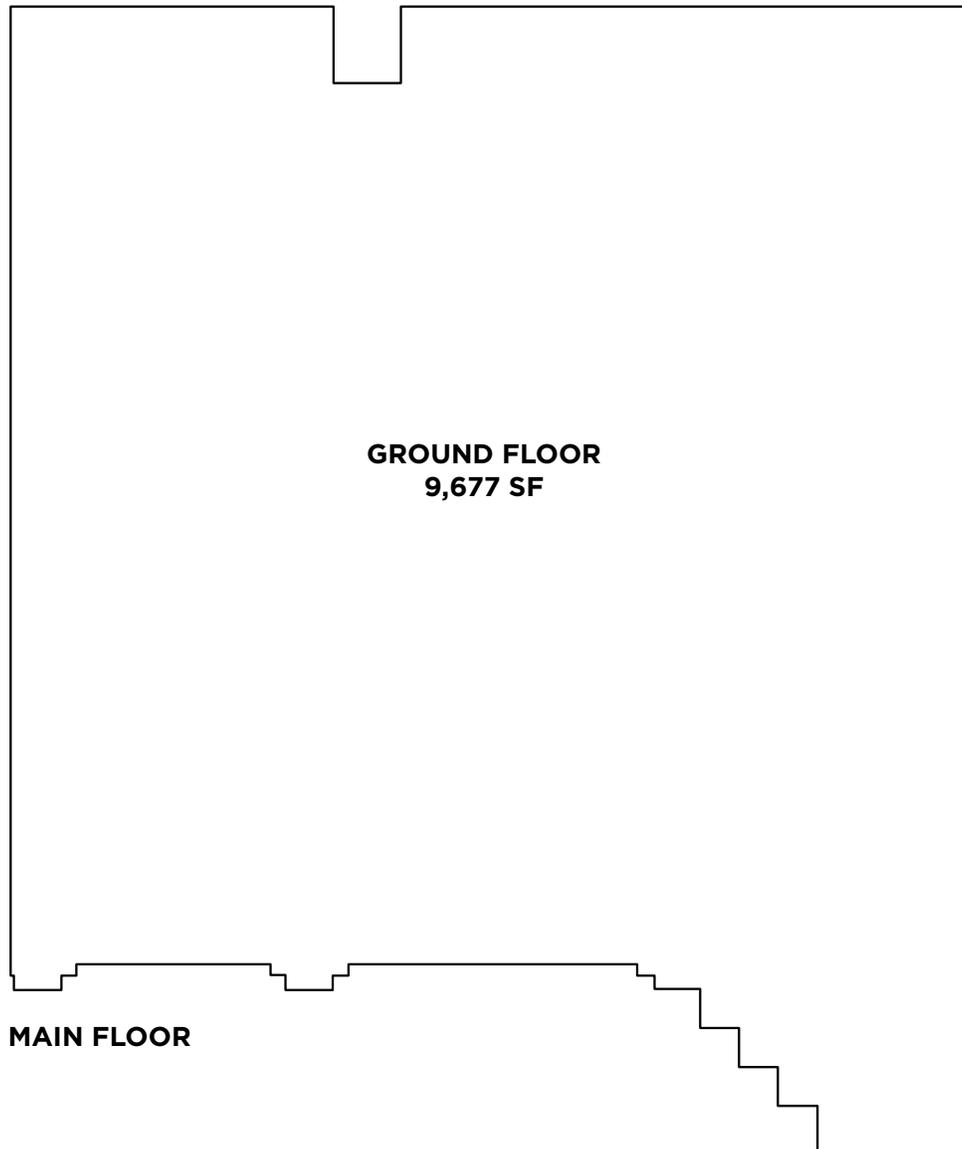
Total Area

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





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# FOR LEASE

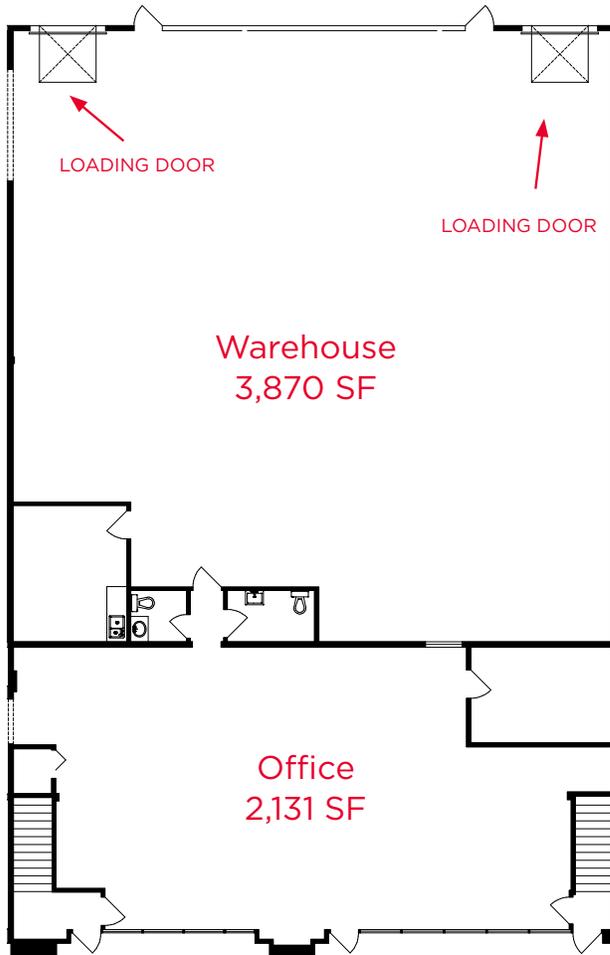
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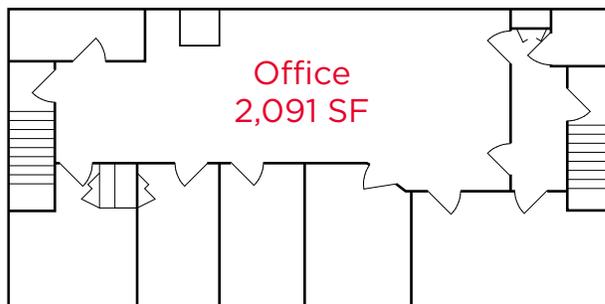


**1111**

## FLOOR PLAN



Ground Floor



Second Floor

### 1111 CLIVEDEN AV

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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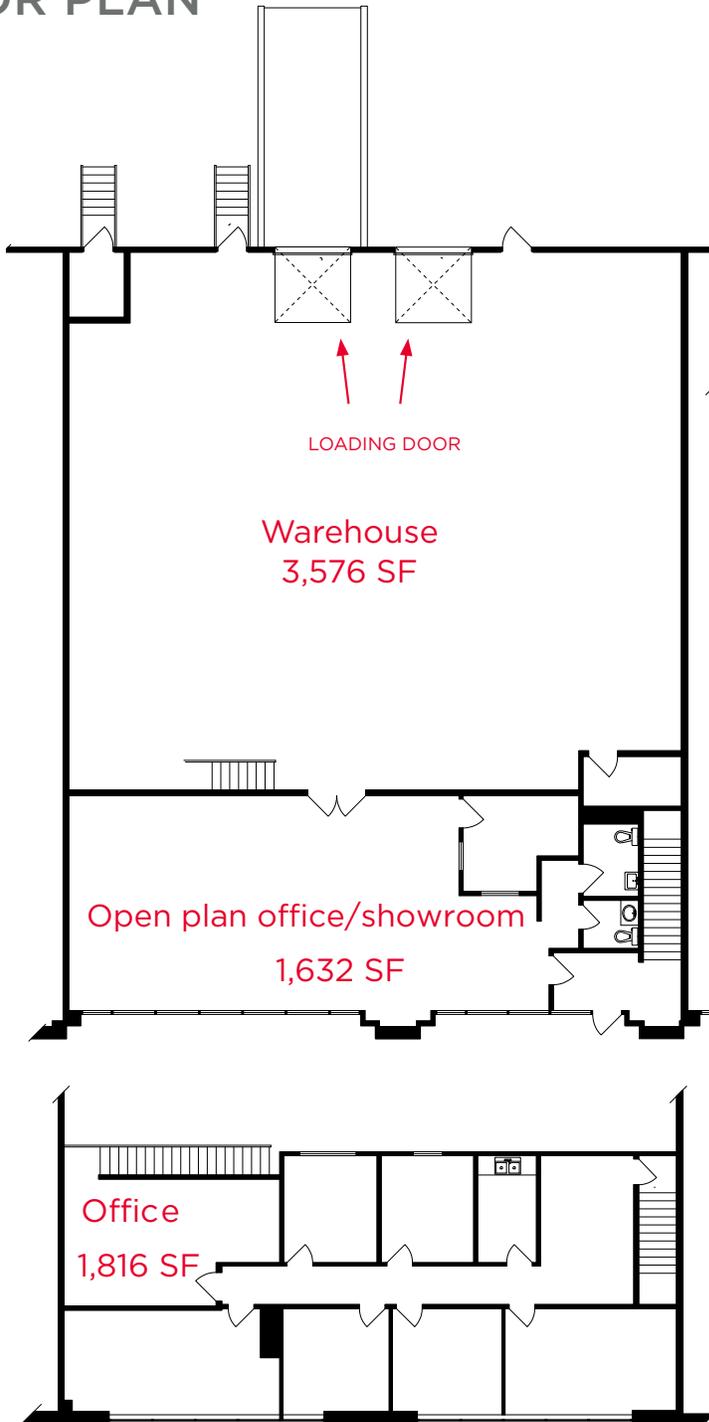
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## 720 & 722

### 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

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

Ground Floor

Second Floor



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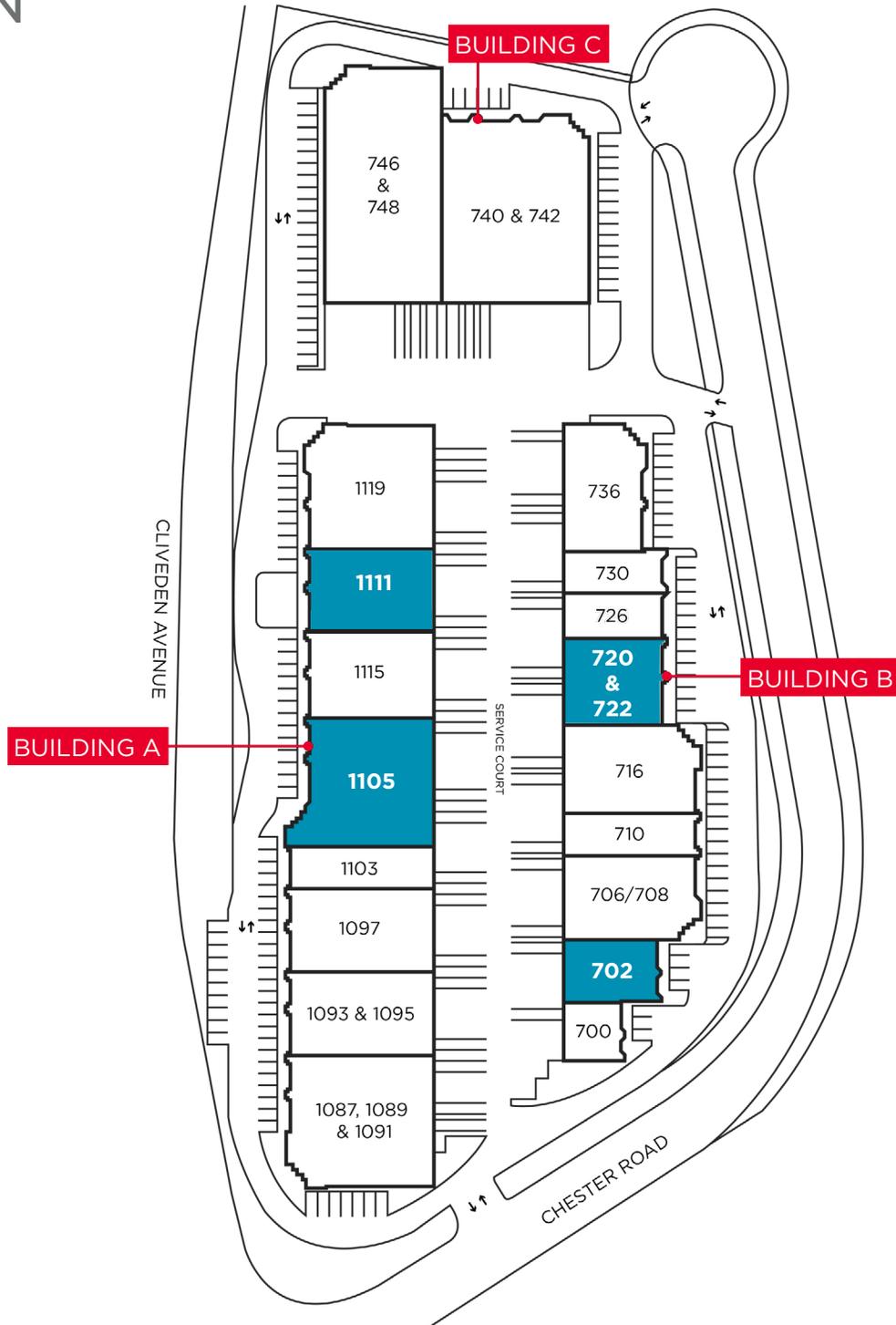
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# KINGSWOOD BUSINESS PARK

## SITE PLAN





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## PROPERTY PHOTOS



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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](http://cushmanwakefield.ca)

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