



**CUSHMAN &
WAKEFIELD**

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

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1105

1105 CLIVEDEN AVE.

Total Area

9,677 SF

FLOOR PLAN

Highlights

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

LEASED

Ground Floor
9,677 SF

Main Floor



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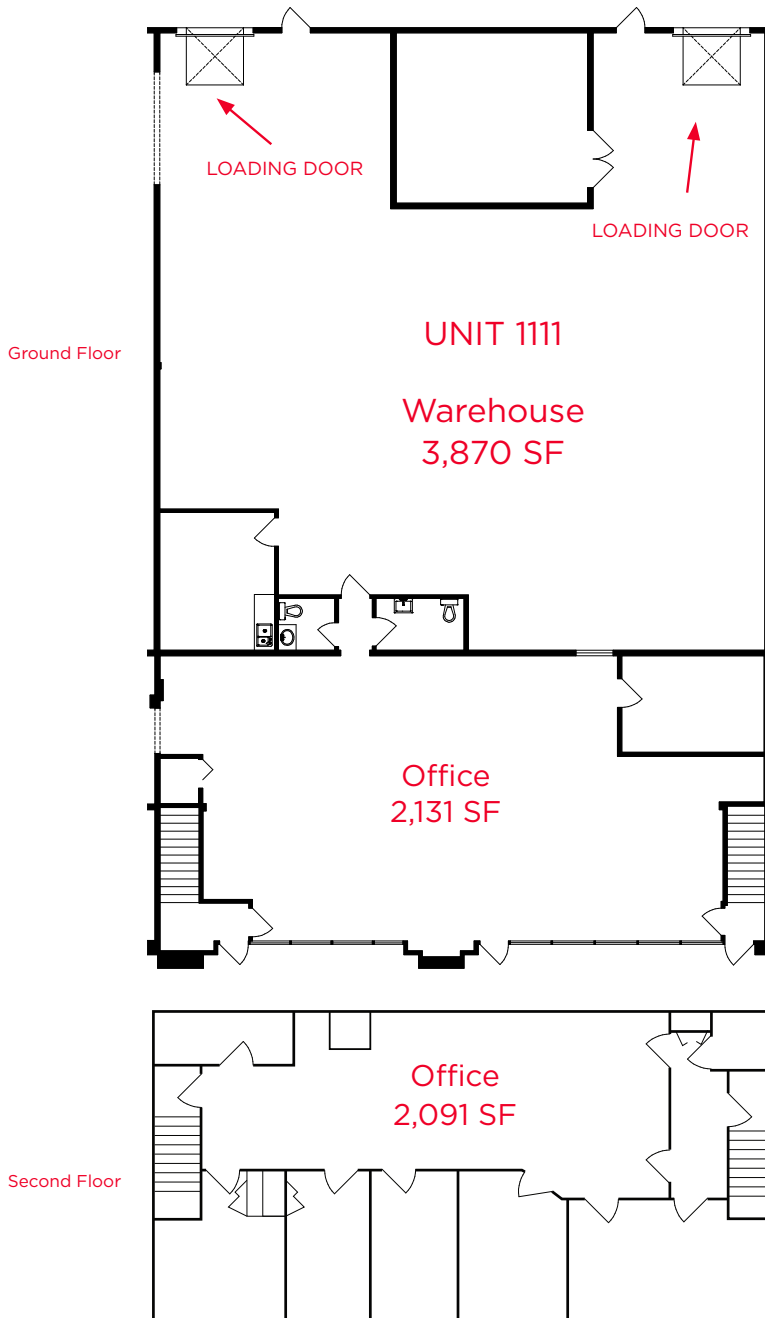
CENTRAL ANNACIS ISLAND LOCATION

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1111

FLOOR PLAN



1111 CLIVEDEN AVENUE

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

Second Floor space can be leased separately



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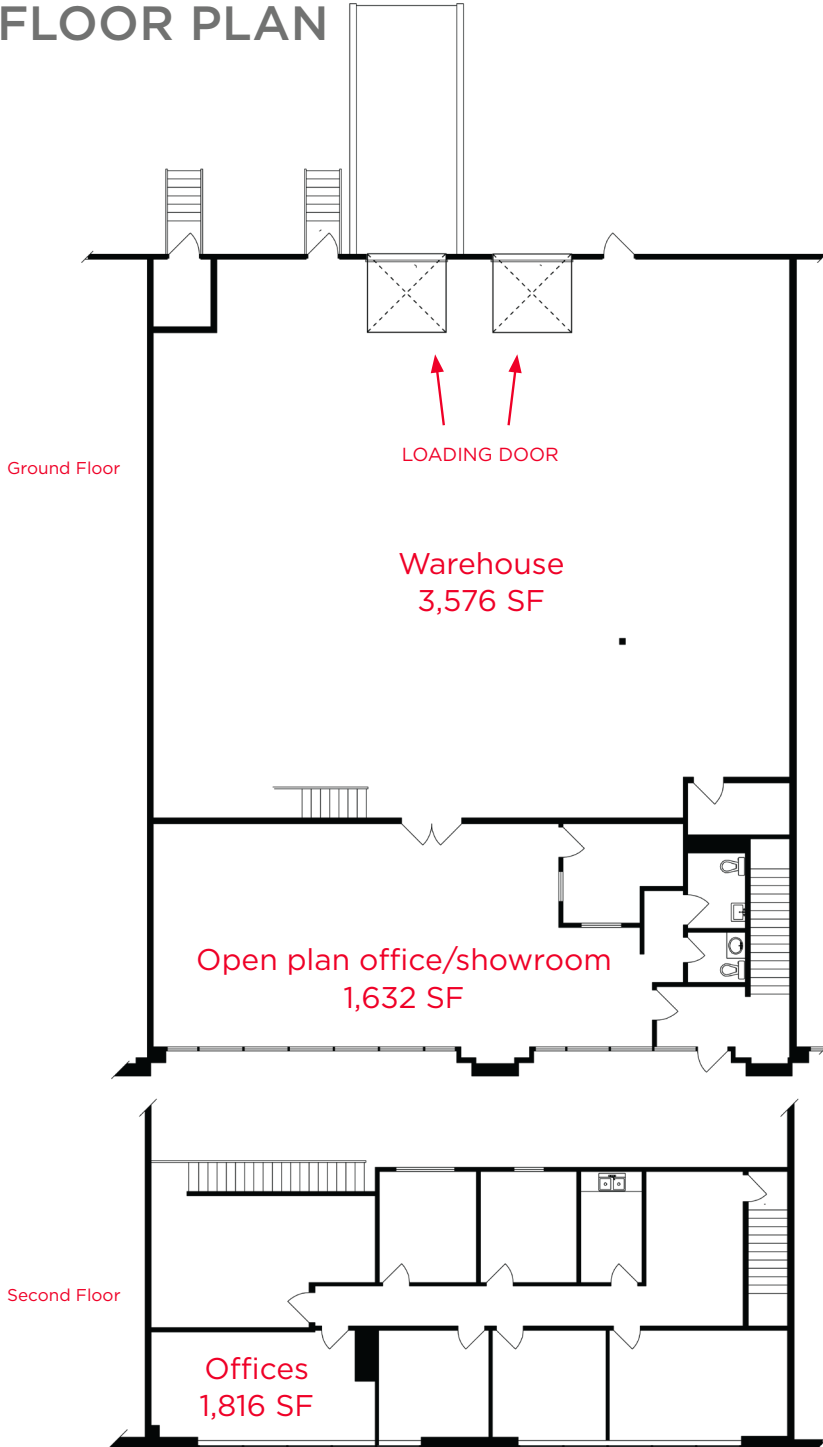
CENTRAL ANNACIS ISLAND LOCATION

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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
Total Area	7,024 SF

**Space can be leased as the ground floor area of 5,208 SF only*

Highlights

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



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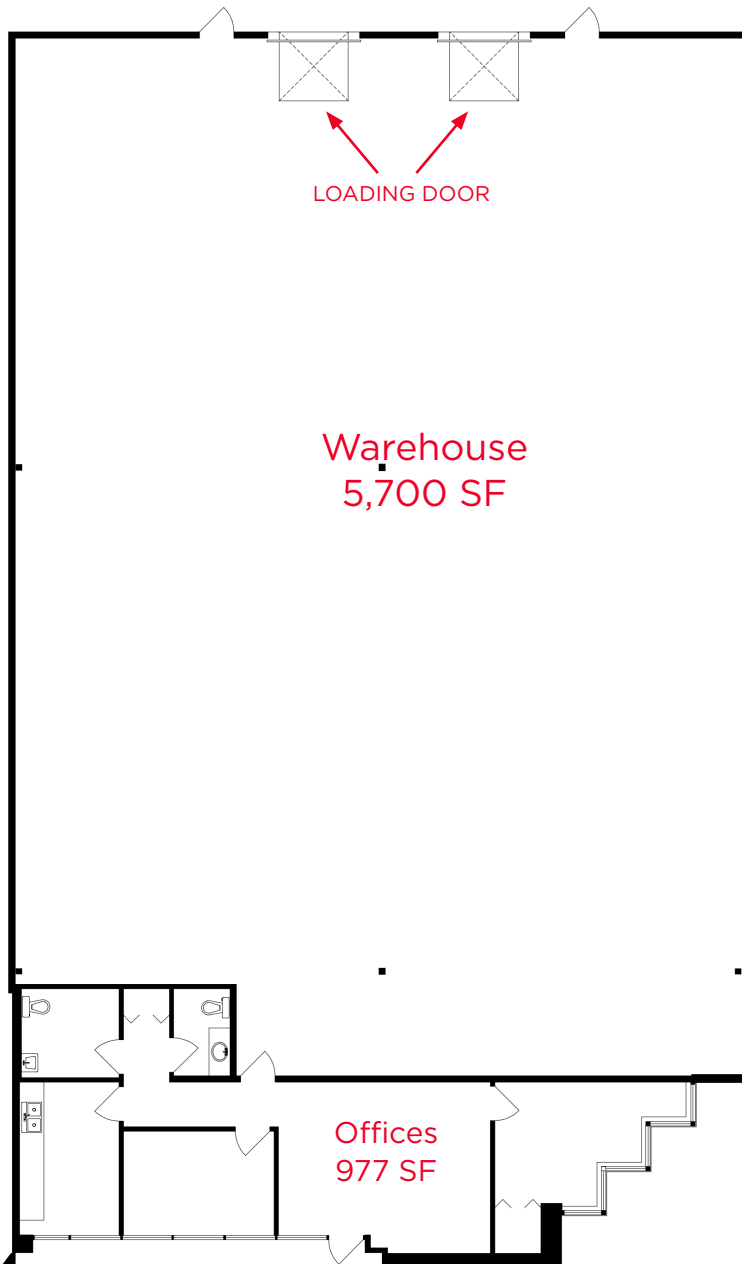
CENTRAL ANNACIS ISLAND LOCATION

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716

FLOOR PLAN



716 CHESTER RD.

Offices	977 SF
Warehouse	5,700 SF
Total Area	6,677 SF

Highlights

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



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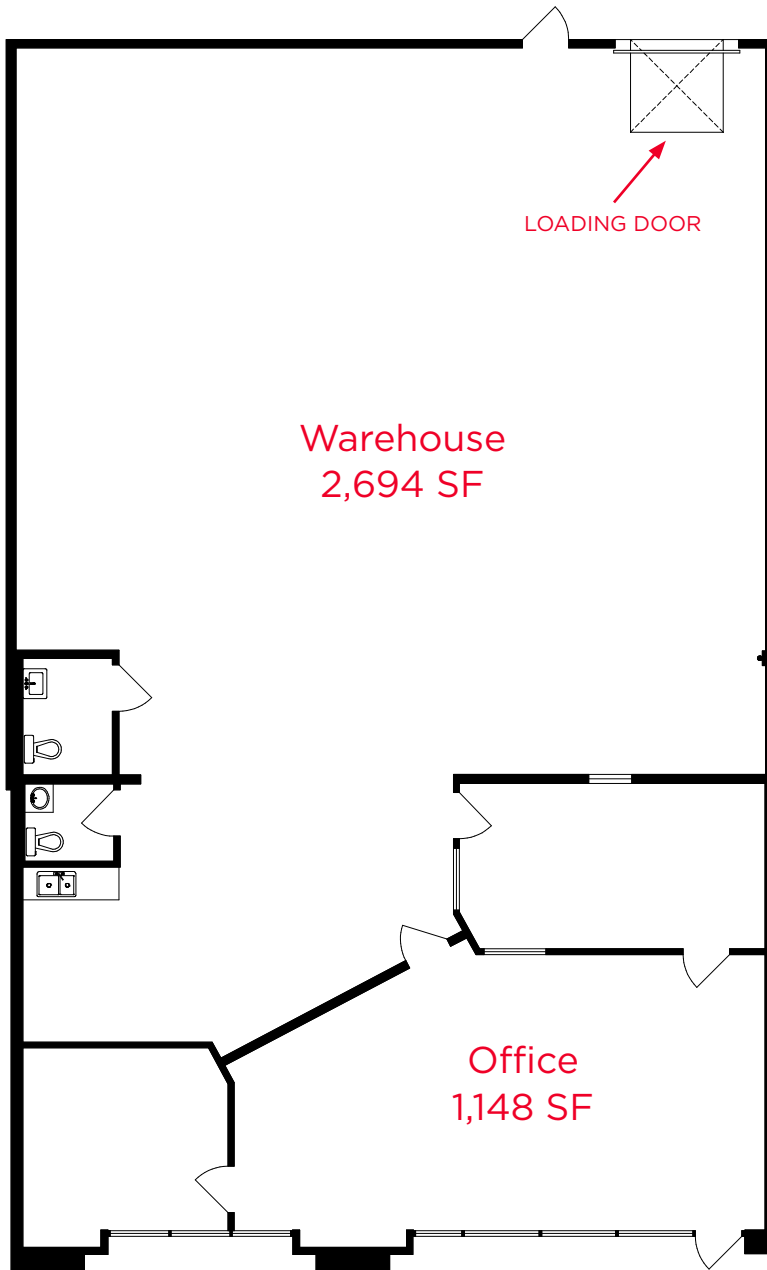
CENTRAL ANNACIS ISLAND LOCATION

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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 contract listing agents



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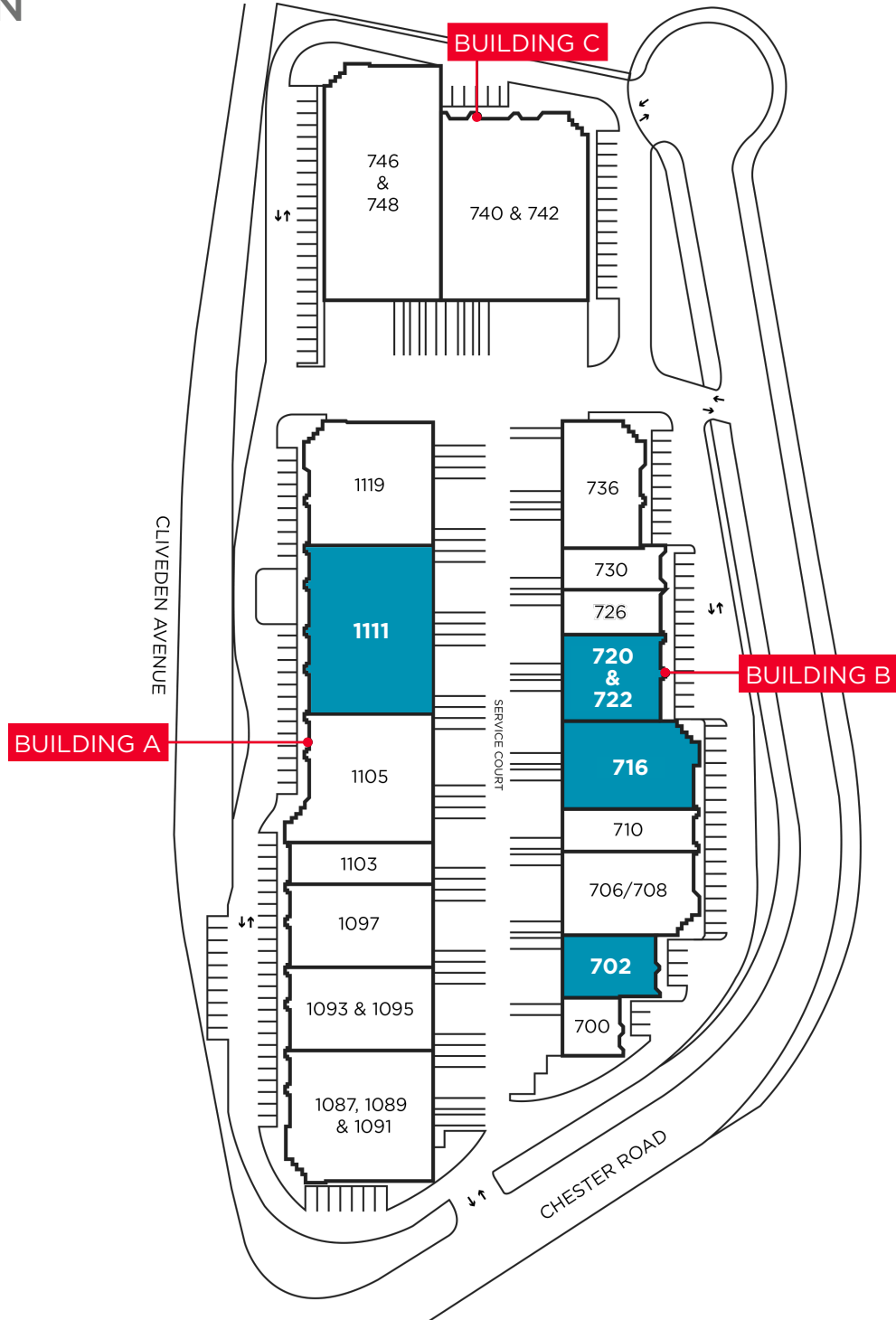
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KINGSWOOD BUSINESS PARK

SITE PLAN





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PROPERTY PHOTOS



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