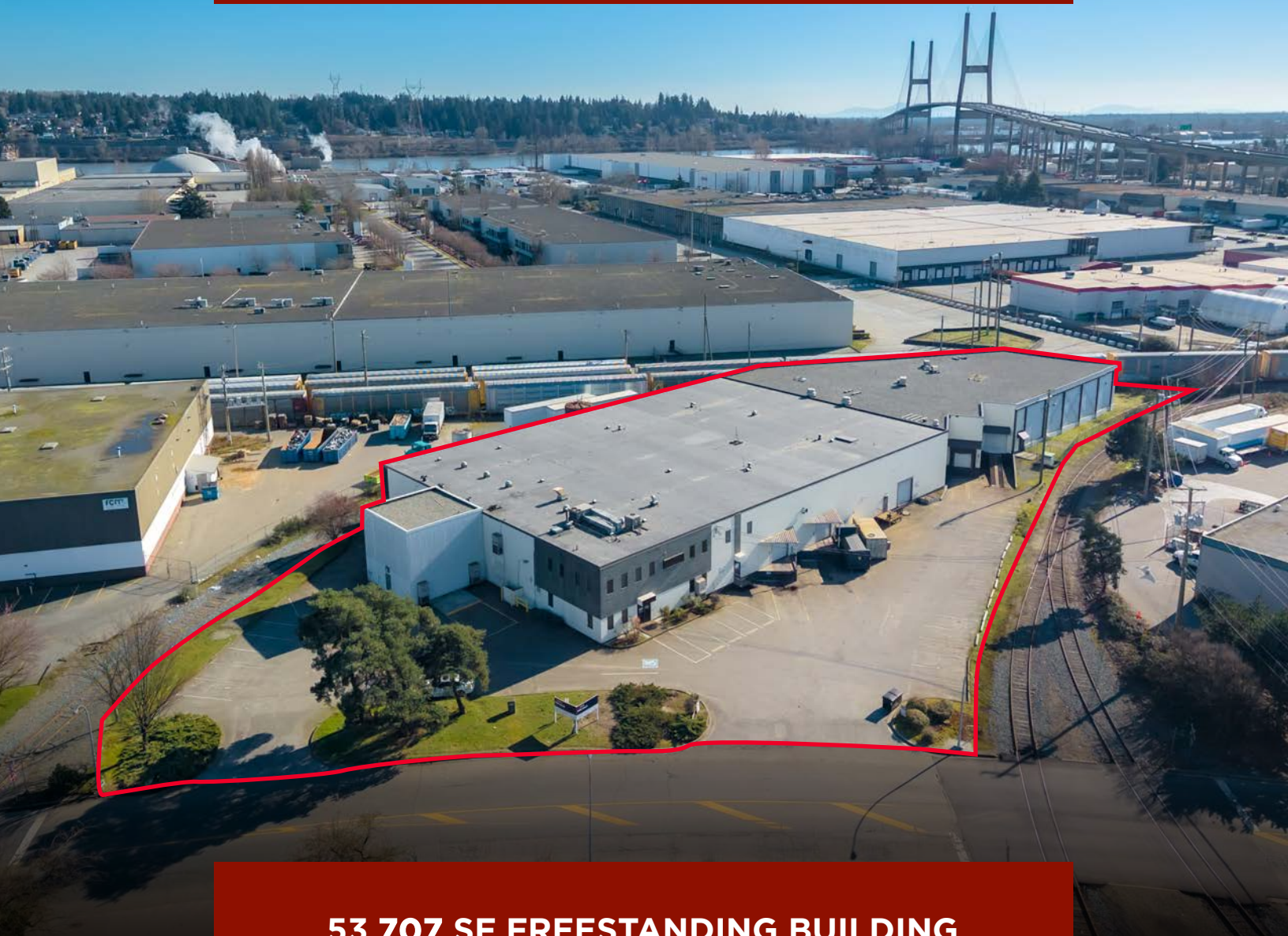


FOR SALE
1066
CLIVEDEN AVENUE
DELTA, BC



**53,707 SF FREESTANDING BUILDING
ON 2.02 ACRES**

THE Offering



1066 Cliveden Avenue presents the opportunity to purchase a 53,707 square foot freestanding industrial building on 2.02 acres in the sought-after Annacis Island Industrial area of Delta. The property includes dock loading, 10’-22’ ceiling heights and heavy three phase power supply. The interior features move-in ready office space, mezzanine space with a load rating allowing for multiple uses and existing temperature-controlled space. Ideally located in one of Metro Vancouver’s most desirable submarkets, the asset provides excellent access to major transportation routes and nearby amenities. With immediate vacant possession available, the property offers an opportunity for owner-users seeking equity growth and long-term control of an operating facility.

PROPERTY Summary

ADDRESS	1066 Cliveden Ave, Delta
BUILDING AREA	Warehouse: 41,005 SF Ground Floor Office: 2,581 SF Mezzanine Office: 2,734 SF Mezzanine Storage: 7,387 SF Total: 53,707 SF
SITE SIZE	2.02 acres
PID	004-980-557
LEGAL DESCRIPTION	LOT 143 DISTRICT LOT 351 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51705

ZONING	I2 -Medium Impact Industrial
PROPERTY TAXES (2025)	\$197,176.45
AVAILABLE REPORTS	Building Condition Environmental Roof Report Building Plans
ASKING PRICE	\$18,000,000 (\$335 PSF) \$16,500,000 (\$307 PSF)
AVAILABILITY	On Completion of Sale

INVESTMENT Highlights



Prime Annacis Island location offering exceptional connectivity to major highways, transit routes, and nearby amenities. The site offers direct access to Highway 91 and the South Fraser Perimeter Road.



Flexible I2 (Medium Impact Industrial) zoning accommodating a broad range of low- and medium-impact industrial uses.



Existing temperature controlled area in place, with infrastructure that can support cold storage once mechanical equipment is added.



High capacity electrical service from two separate services - well suited for manufacturing operations or heavy industrial users.

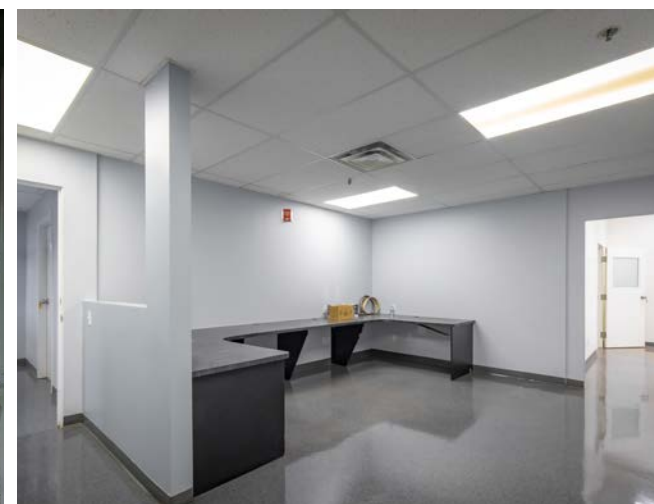


Delivered with vacant possession, providing an ideal opportunity for owner users seeking operational control and long term cost efficiencies.



Ground floor and mezzanine office areas are in move in ready condition, and the remaining mezzanine offers a load rating suitable for a variety of potential uses.





BUILDING Features



Constructed in 1979 (main building) and 2006 (Southern addition)



Concrete block construction and insulated metal panels (South addition) allowing for cold storage



13,068 SF of temperature controlled area



22' clear heights



Four (4) dock loading doors



Improved office space, including a reception area, private offices, kitchenette, test kitchens and multiple washrooms



New roof (2023)



Ample parking on site



Gas fired unit heaters



Power:
Main building 400A, 480V, 3-phase, step down transformers provide 120/208V.

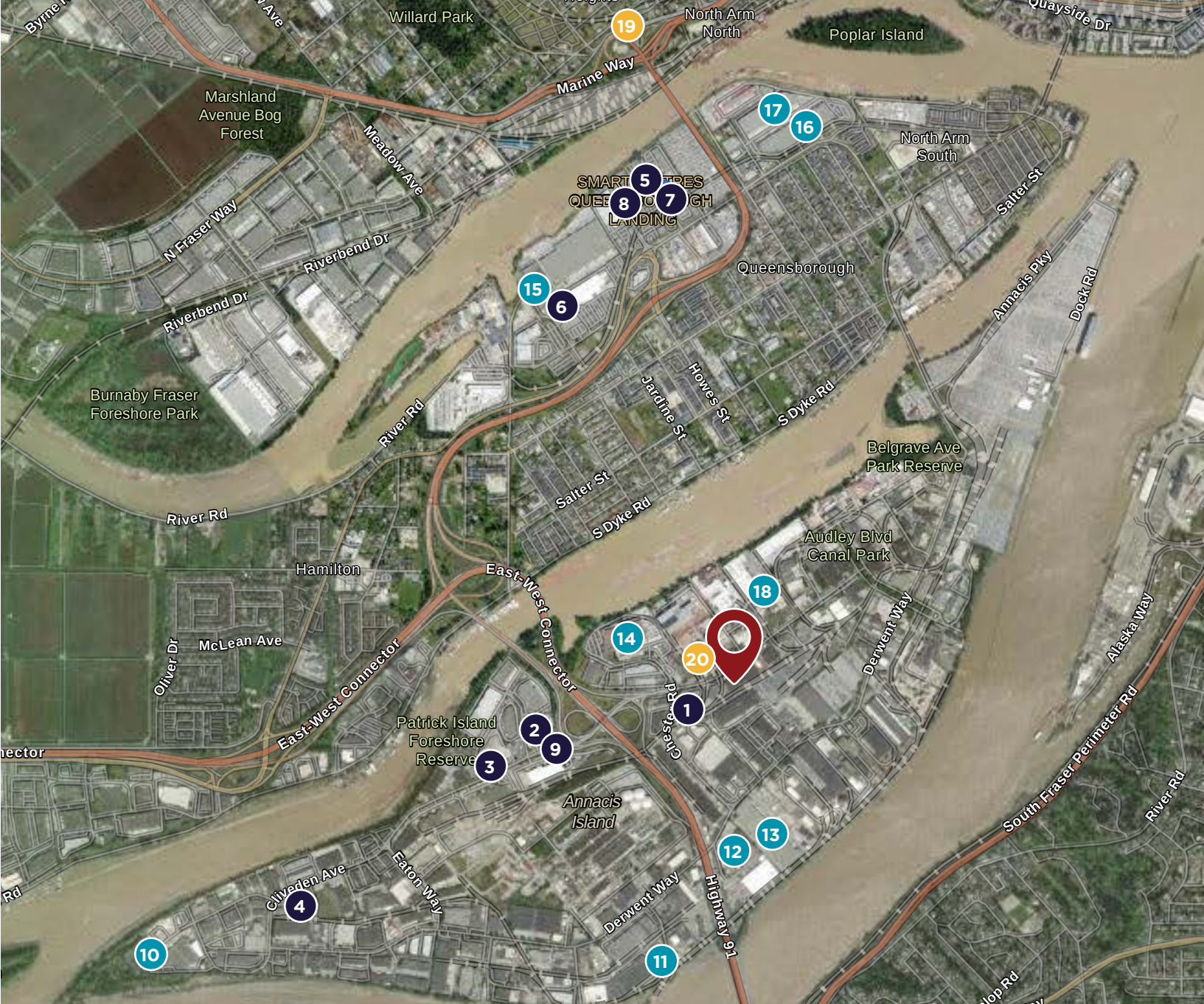
South building 600A, 347/600V, 3-phase, step down transformers provide 120/208V.



Fully sprinklered

LOCATION Overview

Located on Cliveden Avenue, just off the Highway 91 interchange, the property is situated in the heart of Delta’s highly desirable Annacis Island industrial area. This location offers exceptional accessibility to all of Metro Vancouver and the US border using Highway 91, which connects to Highways 17 and 99. Annacis Island is a well-established industrial area and is home to a dynamic mix of light industrial, warehousing, and service-oriented businesses. The location also benefits from its proximity to key labor pools in Metro Vancouver.



SERVICES

1. Subway
2. McDonald’s
3. A&W Canada
4. BCIT - Annacis Island Campus
5. Queensborough Landing Outlet Mall
6. Costco Business Centre
7. Starbucks Coffee Company
8. Walmart Supercentre
9. Shell

INDUSTRIAL TENANTS

10. Gordon Food Service
11. Amazon Delta
12. Lineage
13. CDS Group of Companies
14. PepsiCo Beverages Canada
15. Kruger
16. Aritzia Distribution Centre
17. Arc’teryx Equipment
18. UPS Customer Centre

TRANSIT

19. 22nd Street Station
20. WB Cliveden Ave at Chester Rd

FOR SALE
1066
CLIVEDEN AVENUE
DELTA, BC

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