

FOR LEASE

837 DERWENT WAY

DELTA, BC



18,610 SF Manufacturing Facility with Secure Yard

Located in the heart of Annacis Island Business Park

PROPERTY FEATURES

LOCATION

837 Derwent Way offers a freestanding industrial facility with a large, secure and fully functional yard well suited to manufacturing and outdoor storage. The property features fully finished office space, drive-in grade loading and a heated warehouse, with convenient access to Highway 91, Highway 17 and the Alex Fraser Bridge.

AVAILABLE AREA

Office	2,602 SF
Warehouse	16,008 SF
Excess Yard & Covered Storage	26,316 SF

FEATURES

- Lot Size: 1.55 Acres
- 15' clear ceilings
- LED lighting
- Secured yard
- Sprinklered
- Heavy power
- 3 grade loading doors (14'x14')
- Multiple additional covered storage areas

ZONING

I2 - General Industrial

ASKING LEASE RATE

Building	\$16.95 PSF
Yard	\$4.00 PSF

ADDITIONAL RENT

\$6.33 PSF (2026 estimate)*

AVAILABILITY

90 days' notice

**Applicable to building area only*



PROPERTY SITE PLAN

BUILDING	SQUARE FEET
Office (A)	2,602 SF
Warehouse (B & C)	16,008 SF
TOTAL	18,610 SF



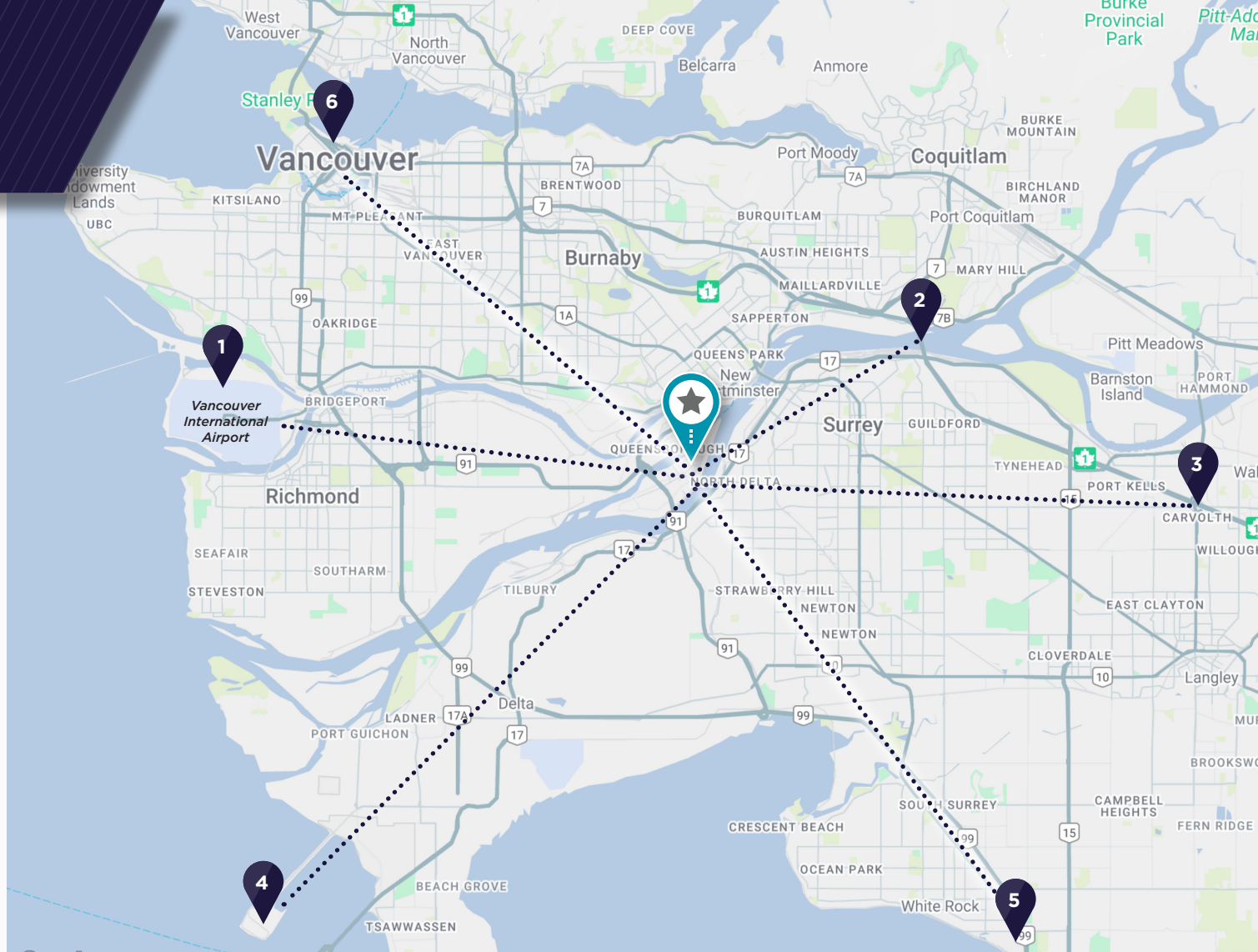
PROPERTY LOCATION



DRIVE TIMES

To/From 837 DERWENT WAY

1	YVR Airport	20 mins
2	Port Mann Bridge	30 mins
3	200th St. Interchange @ Hwy 1	30 mins
4	DeltaPort	31 mins
5	US Border	38 mins
6	Downtown Vancouver	41 mins



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