

FOR LEASE | INDUSTRIAL  
**1578 DERWENT WAY**  
DELTA, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **34,675 SF Available**
- ▶ **Dock and Grade Loading**
- ▶ **Stand Alone Building**

#### **Location**

Riverfront location at the corner of Derwent Way and Ridley Place on Annacis Island. Highways 91, 99 and the Richmond east/west connector provide easy access to all of Metro Vancouver and the US border.

**Rand W. Thomson**

Personal Real Estate Corporation

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## Zoning

I-2, Industrial zoning permits light industrial, office warehouse and certain wholesale uses.

## Building Features

- ▶ 9 dock loading doors with levellers
- ▶ 3 grade loading door
- ▶ 26' warehouse ceiling height
- ▶ Excellent street exposure to complex
- ▶ Attractive architectural design
- ▶ Potential to split

## Available Space

Warehouse	32, 675 SF
Office	2,000 SF
<b>Total</b>	<b>34,675 SF</b>

## Lease Rate

\$11.75 PSF

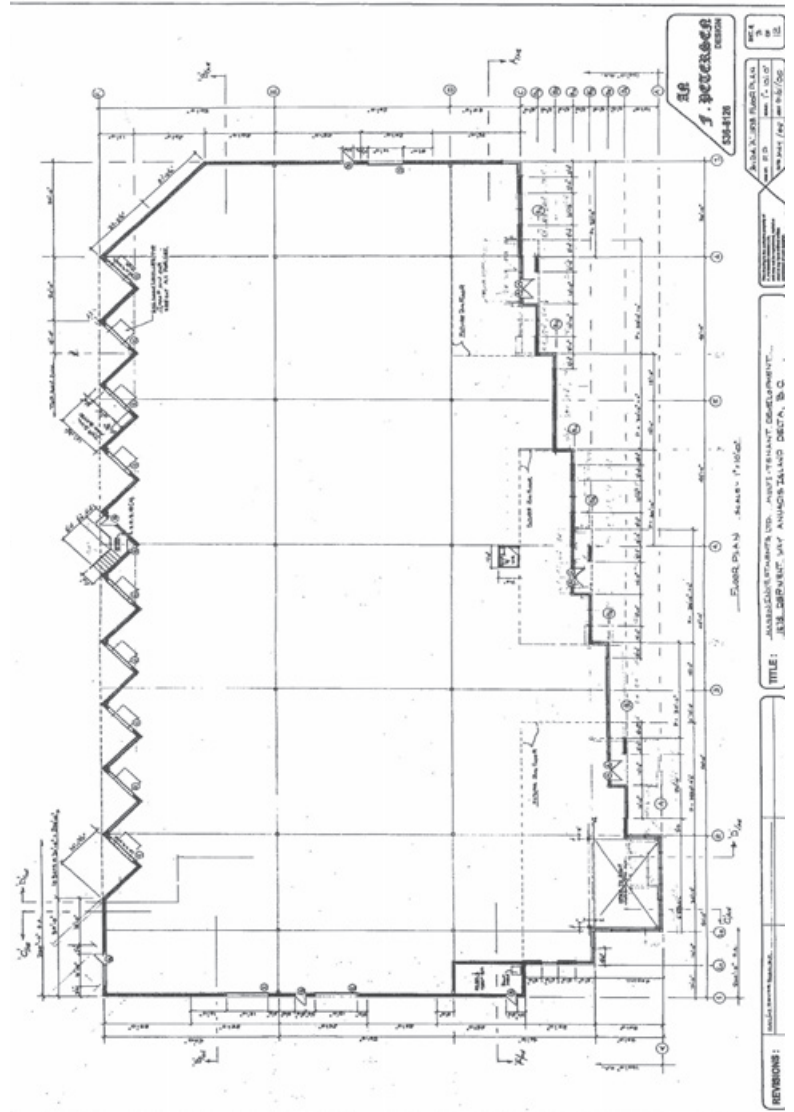
## Taxes & Operating Costs (2020)

\$3.96 PSF

## Availability

March 2020

## Floor Plan



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