

HQ

Real Estate
Services

FOR LEASE

ANNACIS BUSINESS CENTRE Industrial/Manufacturing Space.

UNITS 5, 9 - 12, 1080 CLIVEDEN AVENUE | DELTA | BC

LOCATION

The subject property is conveniently located on the intersection of Cliveden Avenue and Chester Road on Annacis Island in Delta. This is the perfect location for industrial and manufacturing uses with office components. Annacis Business Centre is located in a geographical centre of the Lower Mainland with excellent accessibility to YVR, downtown Vancouver, Delta Port, the Port of Vancouver and the U.S. Border via the Highway 91 freeway system.



Chester Road



SOLEIL LUTSKY
604 992 3559
soleil@hqreservices.com

HQ REAL ESTATE SERVICES INC.
530 - 1285 West Broadway
Vancouver BC V6H 3X8
t 604 899 1122
f 604 608 4819

hqreservices.com

FEATURES

- 18' clear ceiling height
- Overhead bay doors
- Loading docks
- Grade loading
- Large loading area
- Over 100 feet of storefront exposure
- Carpeted showroom, washrooms, lunchroom
- Office space
- Ample parking

AVAILABILITY*

Unit 5

Warehouse	1,100 sf
Office	1,188 sf
Showroom	<u>950 sf</u>
Total	3,238 sf

Unit 9 - 10

Warehouse	8,200 sf
Office	<u>1,100 sf</u>
Total	9,300 sf

Unit 11 - 12**

Total	9,112 sf
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**Demising wall could be built to separate unit 11 to 4,650 sf of warehouse space.

*All measurements are approximate.

ZONING

I2 - Heavy Industrial

RATES

\$7.00 psf, per annum

OPERATING COST AND TAXES (2011)

\$2.75 psf, per annum



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Exclusive listing agent

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