

## Industrial Lease

Warehouse/Office



1687 & 1689 Cliveden Avenue, Delta, BC  
13,770 sq ft, 25,199 sq ft or 38,969 sq ft



For further information please contact:

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**Location:**

The subject property is located in Annacis Business Park which has emerged as one of the premier industrial parks in the Lower Mainland. Ocean Ridge Business Centre is a multi-tenant development situated on the western side of Annacis Business Park at the intersection of Derwent Way and Cliveden Avenue. Annacis Business Park is located in the geographic centre of the Lower Mainland with excellent accessibility to YVR, Downtown Vancouver, Deltaport, the Port of Vancouver and the U.S. border via the Highway #91 Freeway System.

Annacis Business Park has attracted numerous recognizable corporations including Pepsi, Yamaha, Unisource, Neptune Food Service, The Cakerie, Western Waffles, Hain Celestial, Canada Bread, English Bay Batter Company, Sleeman Breweries, Golden West Bakery and Dynamic Chocolates.

Building Area:	1687	1689	1687 & 1689
Warehouse	9,050 sq ft	16,217 sq ft	25,267 sq ft
Ground floor office	2,325 sq ft	4,491 sq ft	6,816 sq ft
Mezzanine office	2,395 sq ft	4,491 sq ft	6,886 sq ft
<b>Total</b>	<b>13,770 sq ft</b>	<b>25,199 sq ft</b>	<b>38,969 sq ft</b>

**Features:**

- 24 foot warehouse ceiling height
- Dock & grade level loading
- Double row parking ( 47 parking stalls)
- Extensive window glazing
- Beautiful river views
- First class air conditioned office build-out
- Fully sprinklered
- Heavy electrical service

**Lease Rate:**

\$7.75 per square foot net annually

**Additional Rent (2012):**

\$3.04 per square foot per annum (plus 5% management fee)

**Availability:**

Immediately

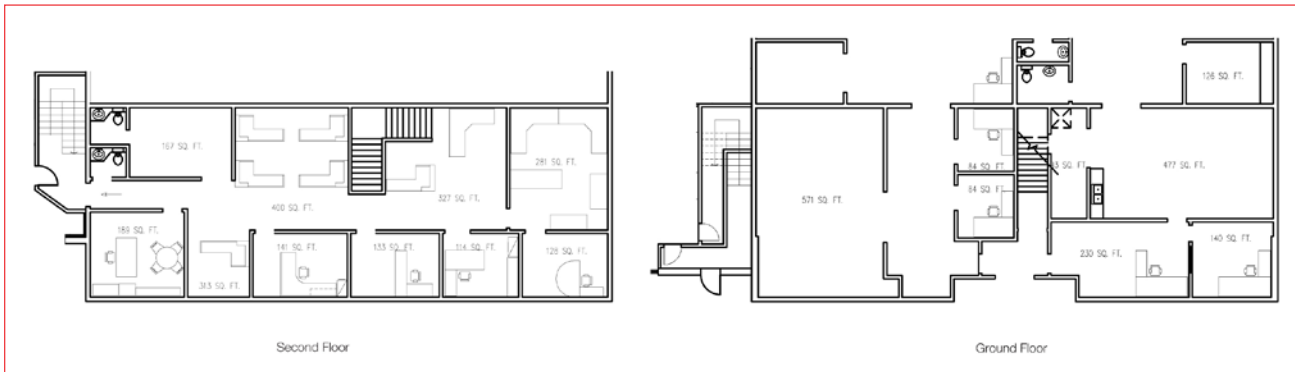
**Zoning:**

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

1689 CLIVEDEN AVENUE OFFICE BUILD-OUT



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