

**FOR LEASE | INDUSTRIAL
1500 DERWENT WAY
DELTA, BC**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- **Opportunity to Lease 40,532 SF with Bonus Side Yard**
- **Premium Distribution Space in Annacis Business Park**

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Location

1500 Derwent Way is strategically located in the Annacis Business Park, the geographical center of the Lower Mainland and easily accessible from the Highway 91 interchange via Chester Avenue or Eaton Way. A 5-minute drive to the South Fraser Perimeter Road (Highway 17) which connects to Deltaport, Highway 99, Highway 91 and Highway 1.

Zoning

I-2 (Industrial) permitting a wide range of industrial uses including distribution, manufacturing, warehousing assembly, food and wholesaling.



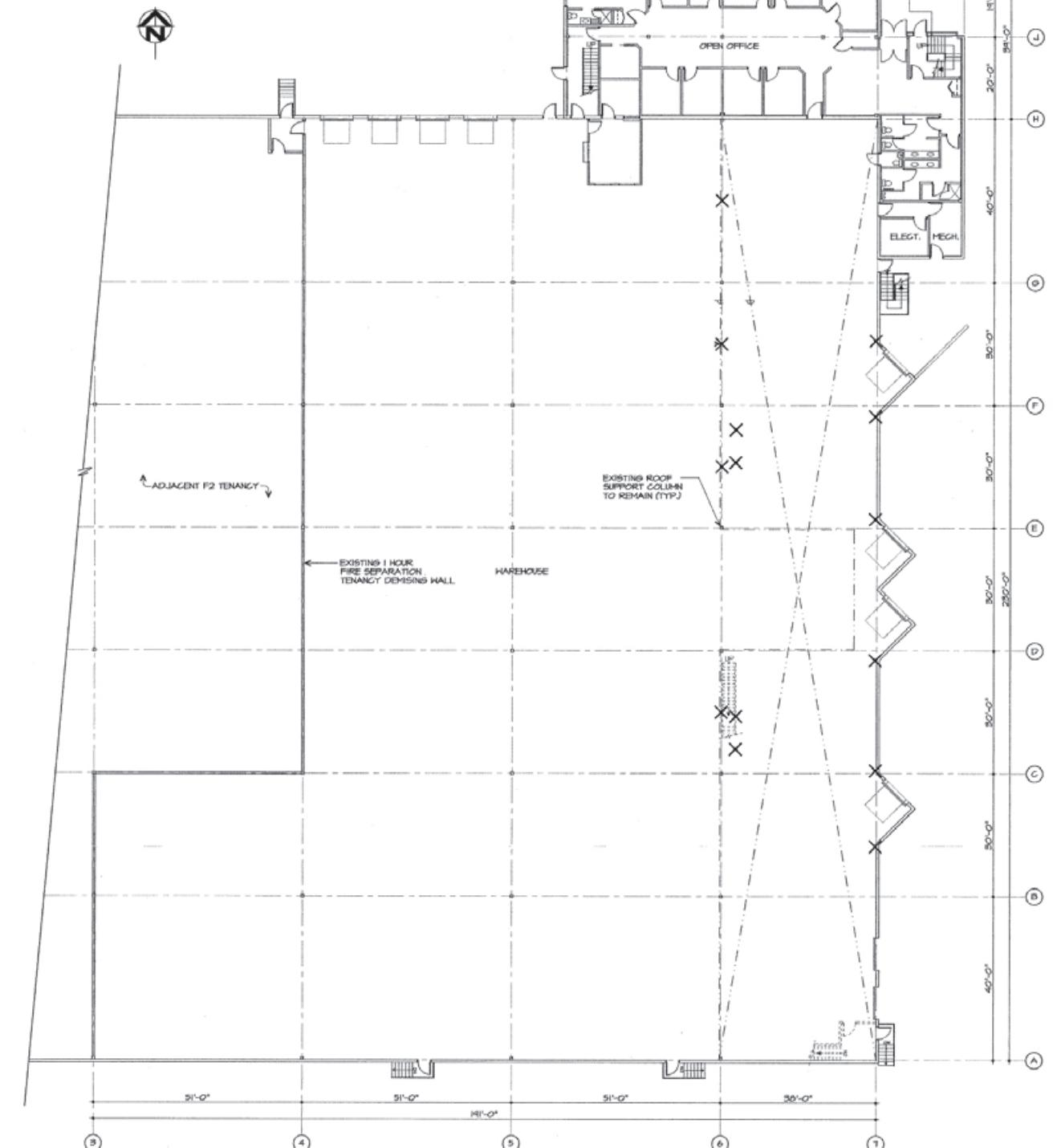
Features

- ▶ Bonus side yard of approximately 18,000 SF
 - ▶ Fully sprinklered
 - ▶ 3-phase electrical service
 - ▶ Gas-fired overhead heaters
 - ▶ Circulation fans
 - ▶ 27' ceiling height
 - ▶ Landlord to upgrade warehouse lighting to LED
 - ▶ Private offices
 - ▶ Boardroom
 - ▶ HVAC office

Available Area	
Warehouse	36,532 SF
Ground floor office	4,000 SF
Total	40,532 SF
Loading	
3 Dock, 1 Grade (Front)	
5 Dock, 1 Grade (Side)	
Basic Lease Rate	
\$17.75 PSF	
Taxes & Operating Costs	
\$5.76 PSF (2025 estimate)	
Availability	
September 1, 2026	



Main Floor Plan



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