

FOR LEASE | INDUSTRIAL  
**1510 DERWENT WAY**  
DELTA, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **20,052 SF**
- ▶ **Premium Distribution Space in Annacis Business Park**

**Steve Caldwell**

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### Location

1510 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.

### Features

- ▶ Four (4) dock loading doors, with levellers
- ▶ Fully sprinklered
- ▶ 3-phase electrical service
- ▶ Gas-fired overhead heaters
- ▶ Circulation fans
- ▶ 27' ceiling height
- ▶ High quality office improvements
- ▶ HVAC office
- ▶ Boardroom
- ▶ Kitchenette/lunchroom

### Zoning

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

### Available Areas

Warehouse (main floor)	18,652 SF
Second floor office	1,400 SF
<b>Total</b>	<b>20,052 SF</b>

### Basic Lease Rate

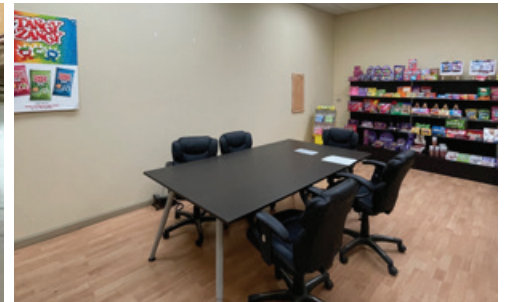
\$19.50 PSF

### Taxes & Operating Costs

\$5.76 PSF (2025 estimate)

### Availability

July 1, 2025



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