

780 DERWENT WAY
DELTA, BC



INDUSTRIAL BUILDING **FOR LEASE**

Discover a 60,501 SF Distribution Facility with Prime Rail Access
Unbeatable Distribution Space: 16 Dock Doors & 6 Rail Doors
Tilt-Up Concrete Facility - Your Ideal Distribution Hub

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Opportunity

This rare opportunity presents a 60,501 SF freestanding distribution facility located in the prestigious Annacis Business Park. With multiple dock loading doors, rail access, and a central location that provides easy access to the U.S. border and all Lower Mainland municipalities, this property is perfect for a business seeking efficient logistics solutions.

Features

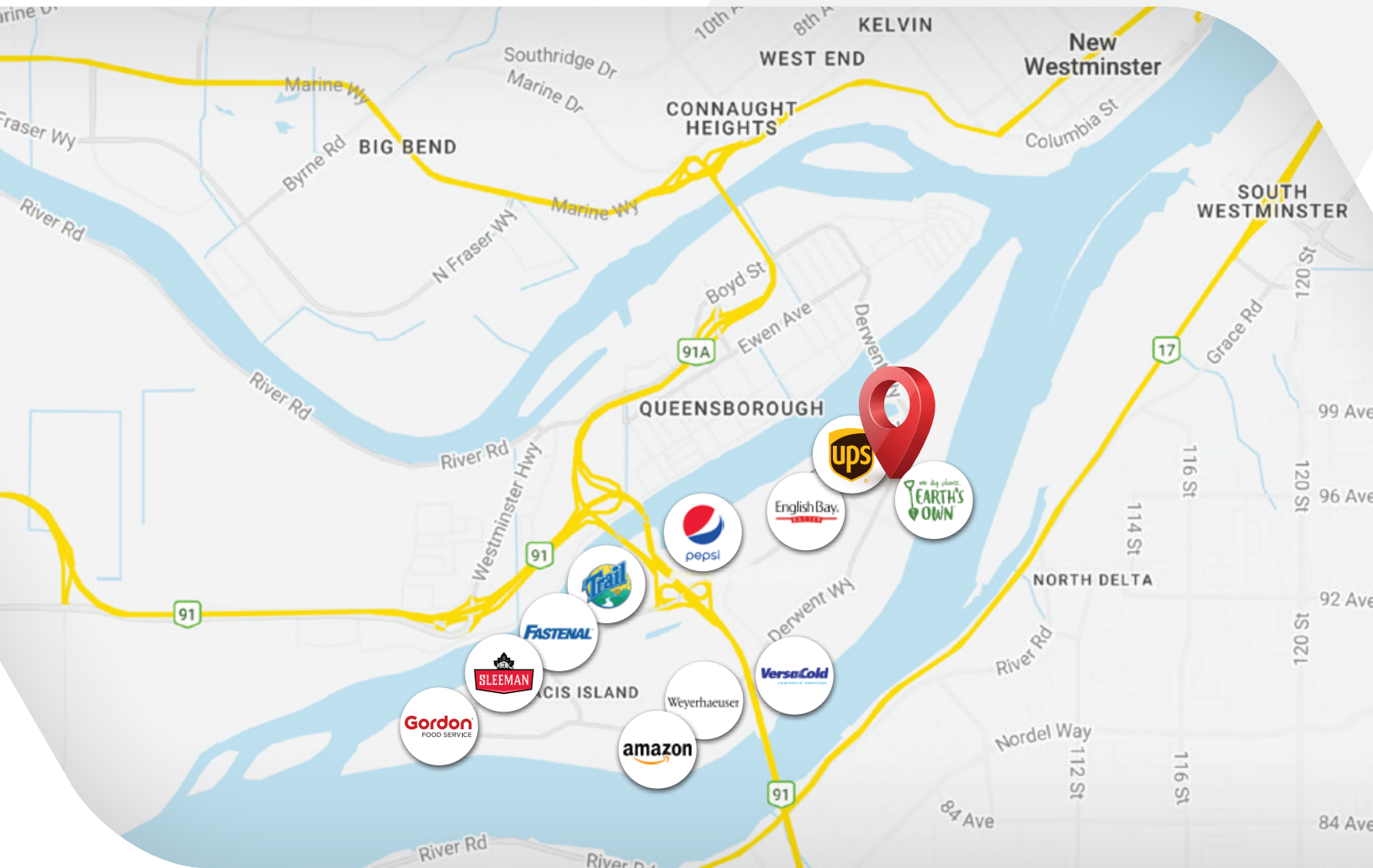
- » 16 (8' x 10') dock loading doors (8 have levellers)
- » 1 ramped loading door
- » 24' clear warehouse ceiling height
- » Concrete tilt-up construction
- » New ESFR sprinkler system
- » 6 rail doors serviced by Southern Railway
- » Central distribution facility
- » New gas-fired warehouse unit heaters
- » Skylights
- » Office space includes reception and lunchroom area



Site Size	2.87 Acres	
Available Area	Warehouse	59,670 SF
	Office	831 SF
	Total	60,501 SF (150' x 403' approximately)
Zoning	I-2 (Medium Impact Industrial)	
Base Rent	\$14.95 PSF NNN	
Operating Costs	\$6.24 (2024)	
Availability	Contact realtor	

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Location Overview

Annacis Business Park is known as the Lower Mainland's premier distribution hub, boasting a central location and excellent access to all municipalities and the U.S. border. Situated on the eastern half of the park, this property is surrounded by notable companies like Gordon Food Service, VersaCold, English Bay Batter, Trail Appliances, Weyerhaeuser, and UPS. This strategic location provides businesses with unparalleled connectivity and access to key transportation routes.

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