



Year 1 introductory rate  
of \$14.95 psf pa\*

# 720

## Eaton Way, Delta

57,040 SF

Highly efficient warehouse facility  
in proximity to the vast consumer  
node and skilled labour force of  
Metro Vancouver



 **BGO**  
Properties

\*For qualified tenants.

\*Lease must commence by April 1, 2026.



# A premier choice for connectivity and functionality

Strategically located on Annacis Island, 720 Eaton Way in Delta, British Columbia offers 57,040 square feet of industrial space for high-performance warehousing and logistics operations. The property's proximity to Highway 91, South Fraser Perimeter Road, Delta Port and the Port of Vancouver means convenient access to major consumer nodes and distribution zones cross Metro Vancouver.

## PROPERTY HIGHLIGHTS



57,040 SF, including  
7,040 SF of office



Ample on-site  
parking



Multi-modal  
logistics connections



25-foot  
clear height



Available  
immediately

<b>57,040 SF</b> TOTAL LEASABLE AREA	
<b>50' x 28'</b> COLUMN SPACING	
<b>500 lbs</b> FLOOR LOADING (PSF)	
<b>25'</b> CLEAR HEIGHT	
<b>7</b> DOCK HIGH DOORS and 2 GRADE DOORS	

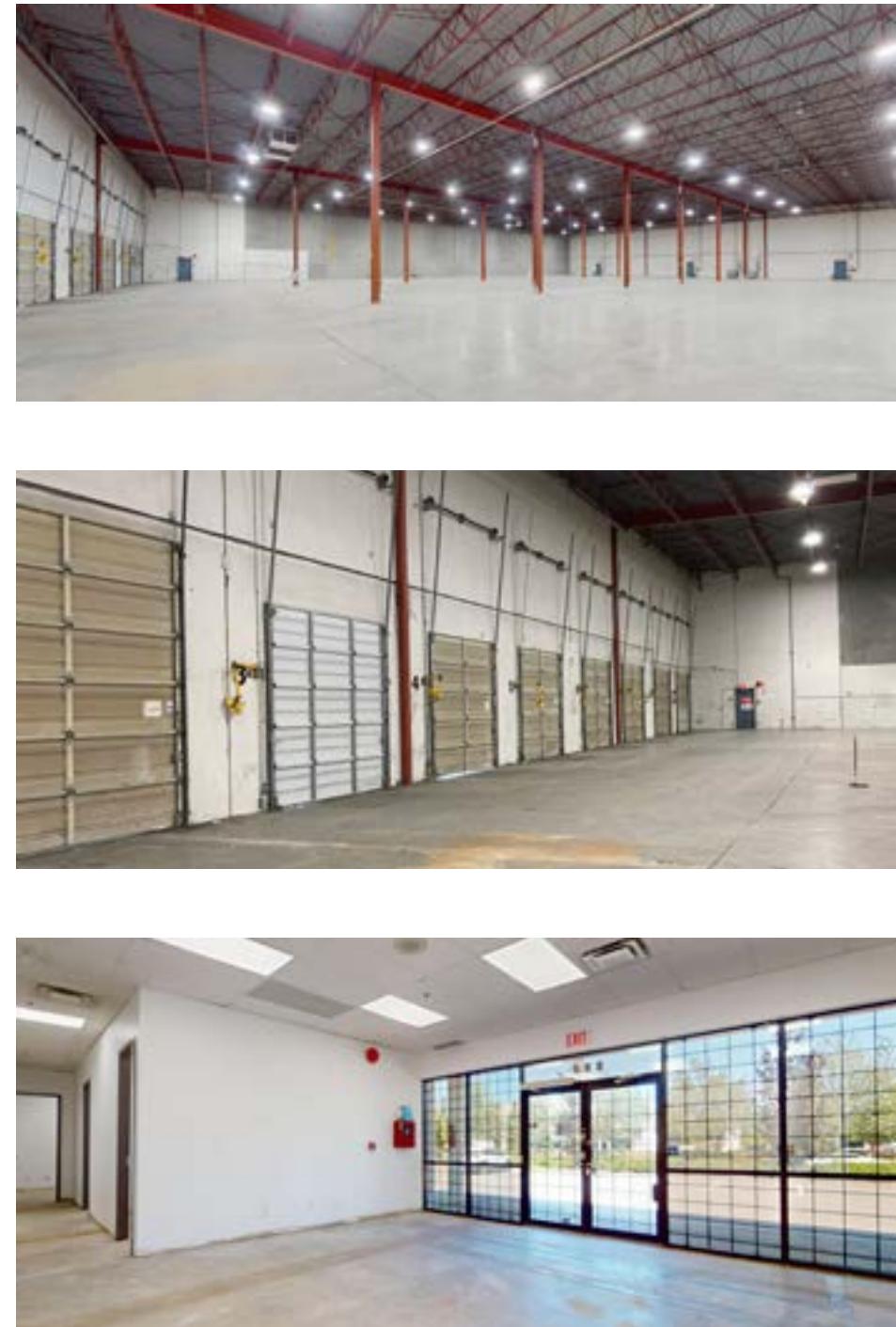
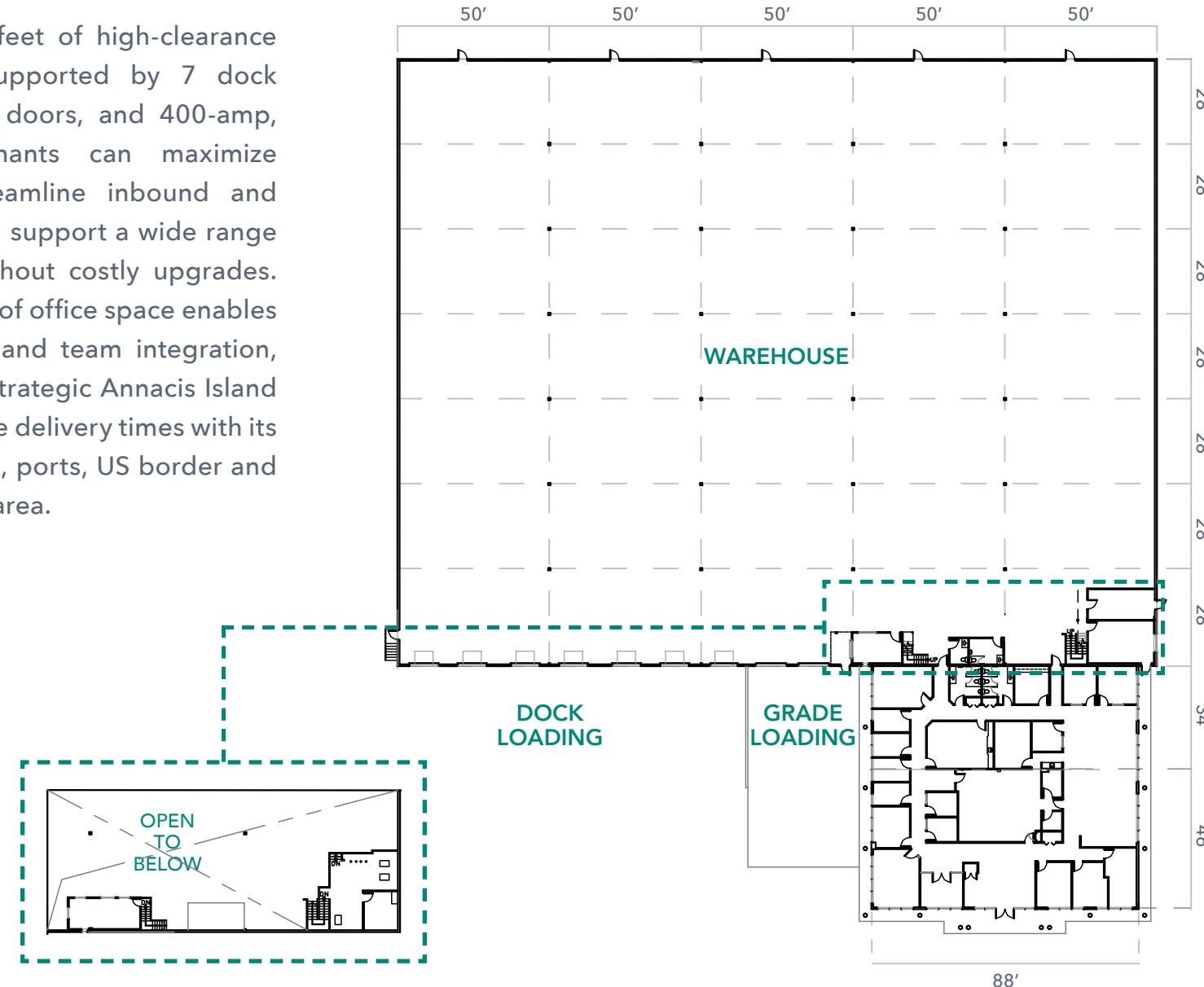
# Specifications

<b>UNIT SIZE</b>	57,040 SF
<b>WAREHOUSE SIZE</b>	50,000 SF
<b>OFFICE SIZE</b>	7,040 SF
<b>CLEAR HEIGHT</b>	25'
<b>DOORS</b>	7 dock high doors
<b>DRIVE-IN DOORS</b>	2 grade-level doors
<b>PARKING</b>	Ample onsite parking
<b>HVAC SYSTEM</b>	HVAC throughout office
<b>HEATING</b>	Gas-fired unit heating in warehouse
<b>FLOOR LOADING</b>	500 lbs PSF
<b>SPRINKLERS</b>	Fully sprinklered building
<b>ELECTRICAL</b>	400 amps / 347-600 volts / 3 phase power
<b>ZONING</b>	I2 Zoning
<b>ASKING RATE</b> <b>\$17.50 PSF</b> <i>with annual escalations</i>	<b>ADDITIONAL RENT</b> <b>\$7.76 PSF (2026 estimate)</b> <i>includes management fee</i>



# Smart warehousing in a prime location

With 50,000 square feet of high-clearance warehouse space, supported by 7 dock doors, 2 grade-level doors, and 400-amp, 3-phase power, tenants can maximize vertical racking, streamline inbound and outbound freight, and support a wide range of industrial uses without costly upgrades. The 7,040 square feet of office space enables on-site management and team integration, while the property's strategic Annacis Island location can accelerate delivery times with its proximity to highways, ports, US border and the Metro Vancouver area.



# Your last mile advantage begins in Delta

Find your business' new home in one of Western Canada's most dynamic industrial hubs. Annacis Island in Delta offers a unique advantage at the centre of Metro Vancouver's trade and logistics network. With a strong labour force rooted in transport and trade, companies stand to benefit from reliable staffing to support their logistics and warehousing operations. The area's proximity to road, rail, port, and air transportation corridors connects 720 Eaton Way to consumers in Richmond, Surrey, US border and the wider Vancouver area.



**108,455**

TOTAL POPULATION IN 2024,  
6.1% GROWTH SINCE 2016



**\$127,800**

AVERAGE  
HOUSEHOLD INCOME



**22%**

POPULATION WORKING IN  
TRADES AND TRANSPORT



**58%**

POPULATION AGED  
BETWEEN 20-64 YEARS



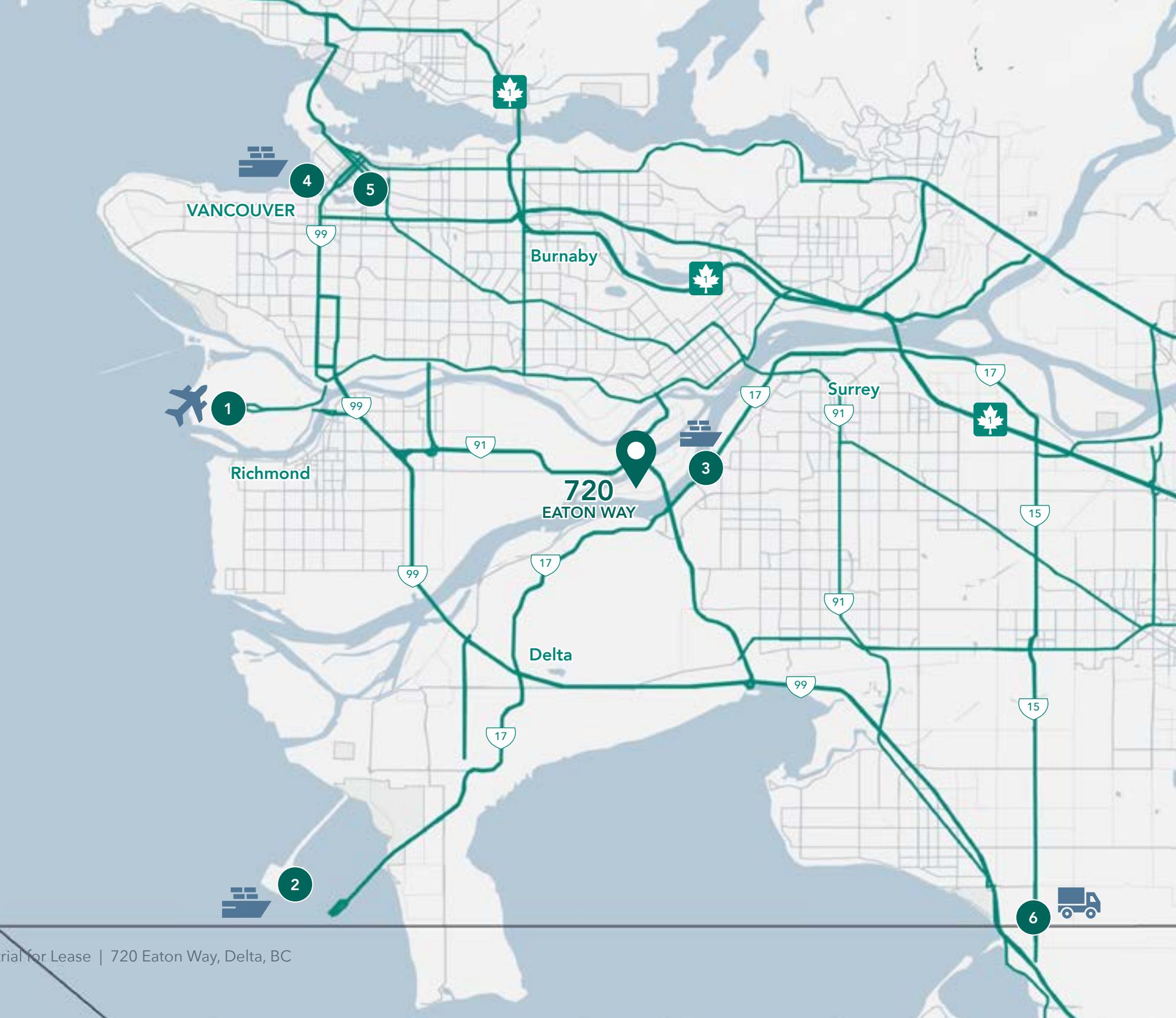
**2.6M**

POPULATION IN  
METRO VANCOUVER



Source: City of Delta Website

# Multi-modal connections



## Drive Times

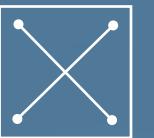
1	VANCOUVER INTERNATIONAL AIRPORT 18 minutes
2	DELTA PORT 28 minutes
3	FRASER SURREY DOCKS 19 minutes
4	PORT OF VANCOUVER 47 minutes
5	DOWNTOWN VANCOUVER 45 minutes
6	US BORDER TRUCK CROSSING 26 minutes
17	HIGHWAY 17 17 minutes
91	HIGHWAY 91 9 minutes
99	HIGHWAY 99 22 minutes
1	TRANS-CANADA HIGHWAY 26 minutes



# A leader in Canadian property management.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivaled service to enhance our clients' experience and returns.



## 69M+

SF OF ASSETS MANAGED,  
40% FOR 3RD PARTY CLIENTS  
(as of September 30, 2025)



## 443

PROPERTIES MANAGED  
ACROSS CANADA



## 950+

EMPLOYEES IN  
CANADA





Let's get in touch.

**TIM EVANS**

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