

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



*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

57,040 SF

TOTAL LEASABLE AREA



50' x 28'

COLUMN SPACING



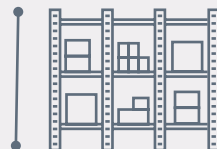
500 lbs

FLOOR
LOADING (PSF)



25'

CLEAR
HEIGHT



7

DOCK HIGH
DOORS and
2 GRADE DOORS



Specifications

UNIT SIZE	57,040 SF
WAREHOUSE SIZE	50,000 SF
OFFICE SIZE	7,040 SF
CLEAR HEIGHT	25'
DOORS	7 dock high doors
DRIVE-IN DOORS	2 grade-level doors
PARKING	Ample onsite parking
HVAC SYSTEM	HVAC throughout office
HEATING	Gas-fired unit heating in warehouse
FLOOR LOADING	500 lbs PSF
SPRINKLERS	Fully sprinklered building
ELECTRICAL	400 amps / 347-600 volts / 3 phase power
ZONING	I2 Zoning

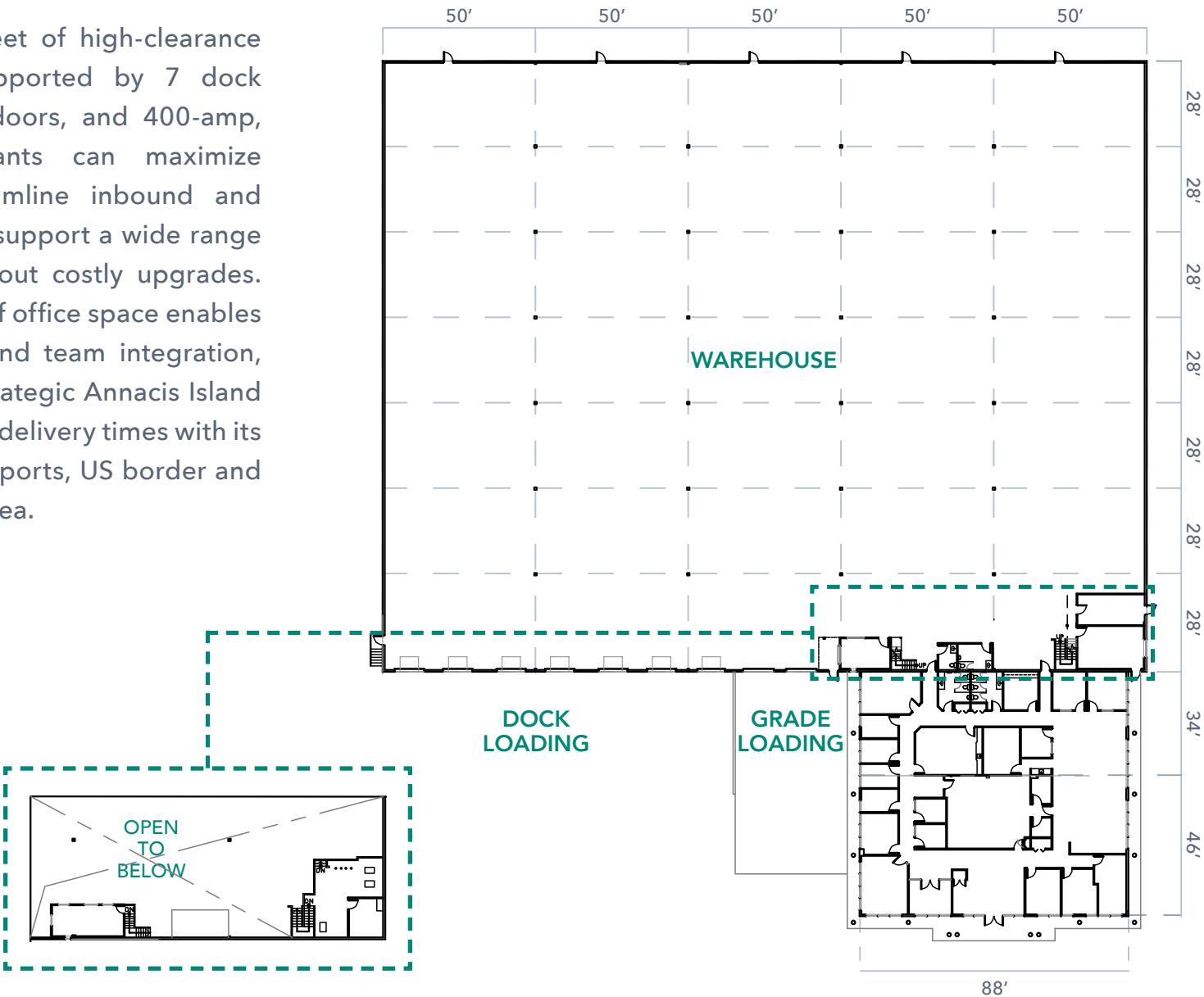
ASKING RATE
\$17.50 PSF
with annual escalations

ADDITIONAL RENT
\$7.76 PSF (2026 estimate)
includes management fee



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%

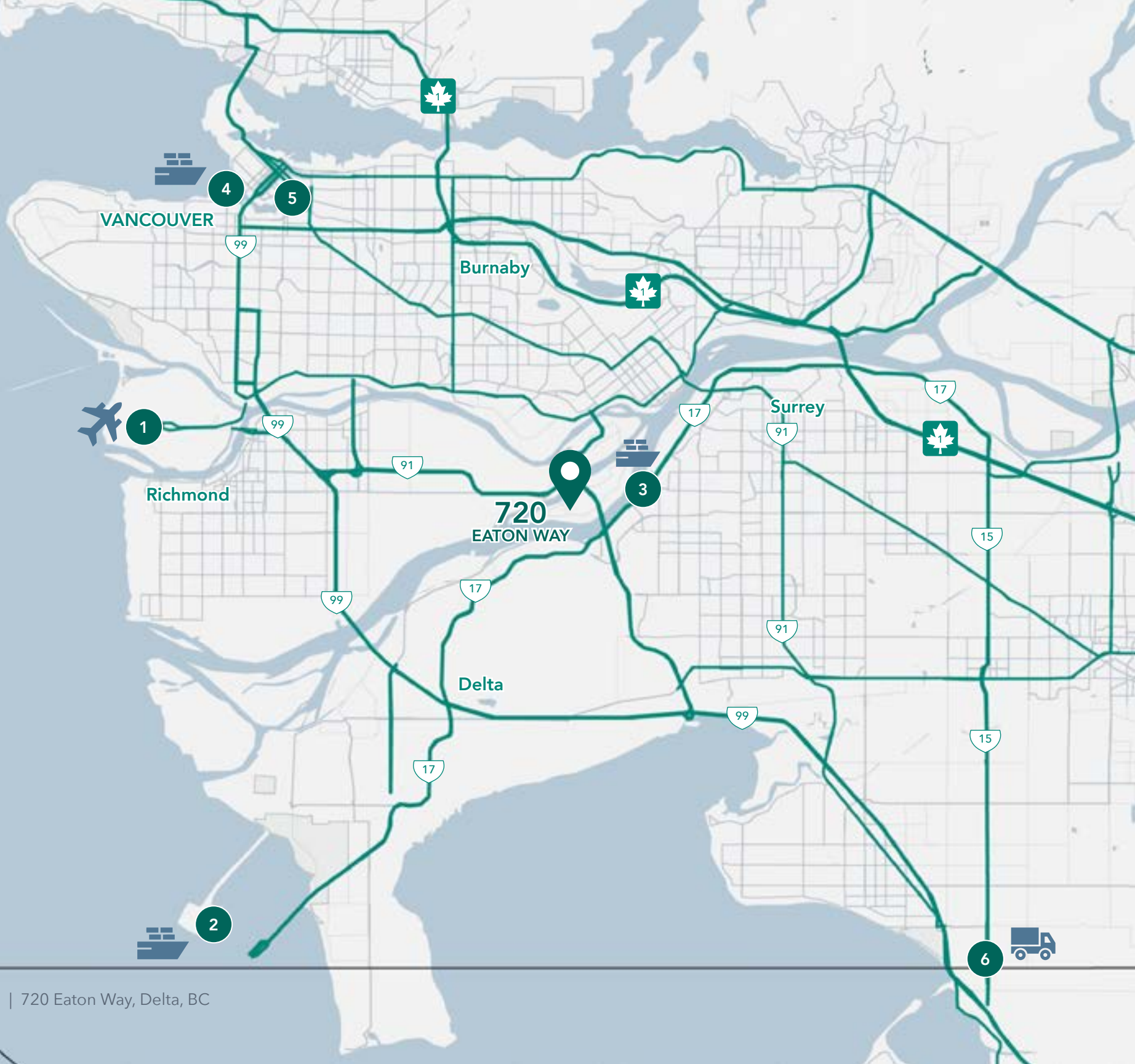
POPULATION AGED
BETWEEN 20-64 YEARS



2.6M

POPULATION IN
METRO VANCOUVER

Multi-modal connections



Drive Times

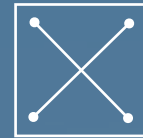
- 1** VANCOUVER INTERNATIONAL AIRPORT
18 minutes
- 2** DELTA PORT
28 minutes
- 3** FRASER SURREY DOCKS
19 minutes
- 4** PORT OF VANCOUVER
47 minutes
- 5** DOWNTOWN VANCOUVER
45 minutes
- 6** US BORDER TRUCK CROSSING
26 minutes
- 17** HIGHWAY 17
17 minutes
- 91** HIGHWAY 91
9 minutes
- 99** HIGHWAY 99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

SENIOR DIRECTOR, LEASING

604 661 5099

tim.evans@bgo.com

BentallGreenOak (Canada) Limited Partnership, Brokerage
550 Burrard Street, Suite 1008
Vancouver, BC V6C 2B5

bentallgreenoakleasing.com

