



# 1480

Cliveden Ave, Delta  
Cliveden Centre 4

Unit 1480 - 15,682 SF

Available April 1, 2026





# Region-wide reach and streamlined operations from Delta

1480 Cliveden Avenue is located within Cliveden Centre 4 in Annacis Business Park, Delta, British Columbia. The property offers convenient access via the Highway 91 interchange, providing efficient connections to major routes throughout Metro Vancouver.

Annacis Business Park is situated in the geographic centre of Metro Vancouver, making it a well-established location for distribution, logistics, and light industrial users.

## PROPERTY HIGHLIGHTS



12,800-SF warehouse  
and 2,882-SF office



Ample on-site  
parking



Multi-modal  
logistics connections



26-foot  
clear height



Available  
April 1, 2026



15,682 SF  
TOTAL LEASABLE AREA



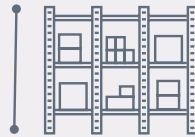
12,800 SF  
TOTAL WAREHOUSE



2,882 SF  
OFFICE AREA



26'  
CLEAR  
HEIGHT



2  
DOCK  
DOORS &  
1 GRADE DOOR



# Specifications

UNIT SIZE	15,682 SF
OFFICE	2,882 SF
WAREHOUSE	12,800 SF
CLEAR HEIGHT	26'
DOORS	2 dock and 1 grade
PARKING	Ample onsite parking
HEATING	Gas-fired unit heating in warehouse
SPRINKLERS	Sprinklered building
ELECTRICAL	200 amps / 600 volts / 3 phase power
ZONING	I-2 Zoning

**ASKING RATE**  
**\$19.00 PSF**  
*with annual escalations*

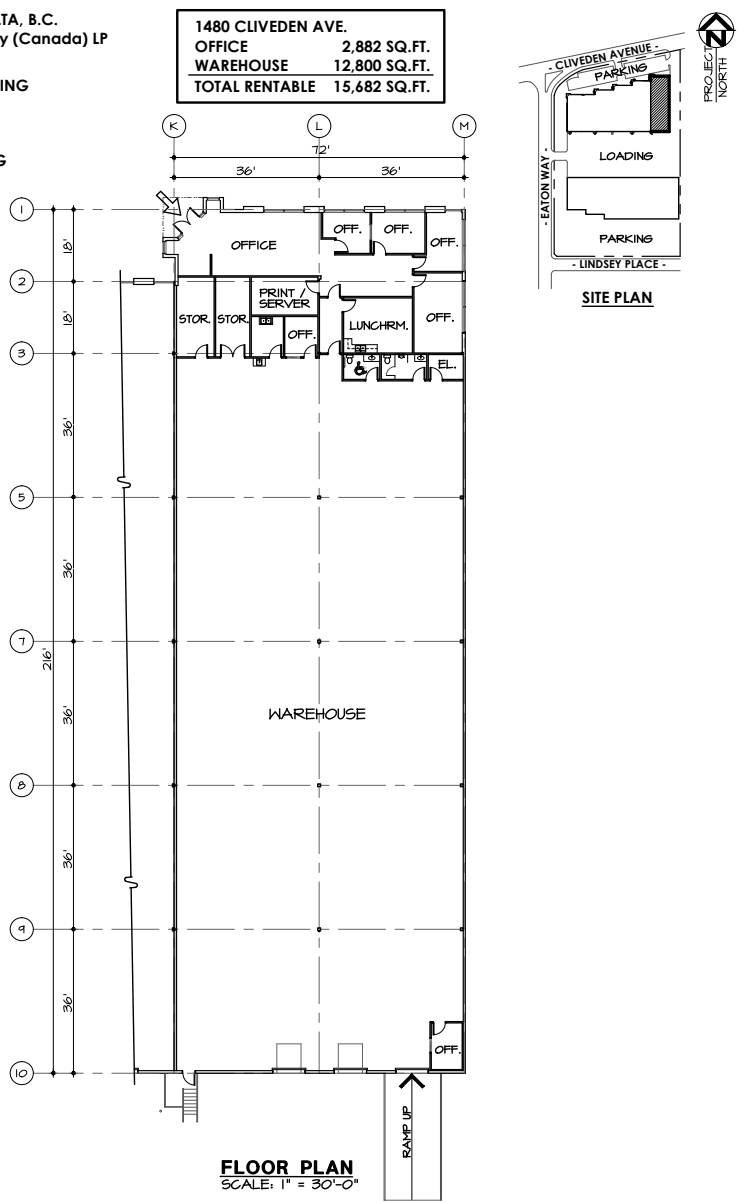
**ADDITIONAL RENT**  
**\$7.57 PSF (2026 estimate)**  
*includes management fee*

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



# Efficient warehouse workflows

1480 CLIVEDEN AVENUE, DELTA, B.C.  
OWNER c/o: Bentall Kennedy (Canada) LP  
  
DRAWING PREPARED BY:  
STREAMLINE FACILITY PLANNING  
DRAWING NO. 15041E1A  
SCALE: 1" = 30'-0"  
APRIL 9, 2015  
  
NOTE: SPRINKLERED BUILDING



A contemporary complex built for logistics, 1480 Cliveden Avenue at Clivden Centre 4 keeps freight moving and teams connected so you can pick, pack and ship with confidence every day. Operations are supported by 26' clear heights, two dock doors, 1 grade door, efficient building specifications, and ample on-site parking.

# Logistics reach and connectivity from the heart of 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 Cliveden Centre 4 to consumers in Richmond, Surrey, US border and the wider Vancouver area.



**108,000**

TOTAL POPULATION  
(UPDATED IN JUNE 2025)



**\$90,000**

AVERAGE TOTAL  
FAMILY INCOME



**64.2%**

POPULATION (15+ YEARS)  
IN LABOUR MARKET



**64.3%**

POPULATION AGED  
BETWEEN 15-64 YEARS



**2.6M**

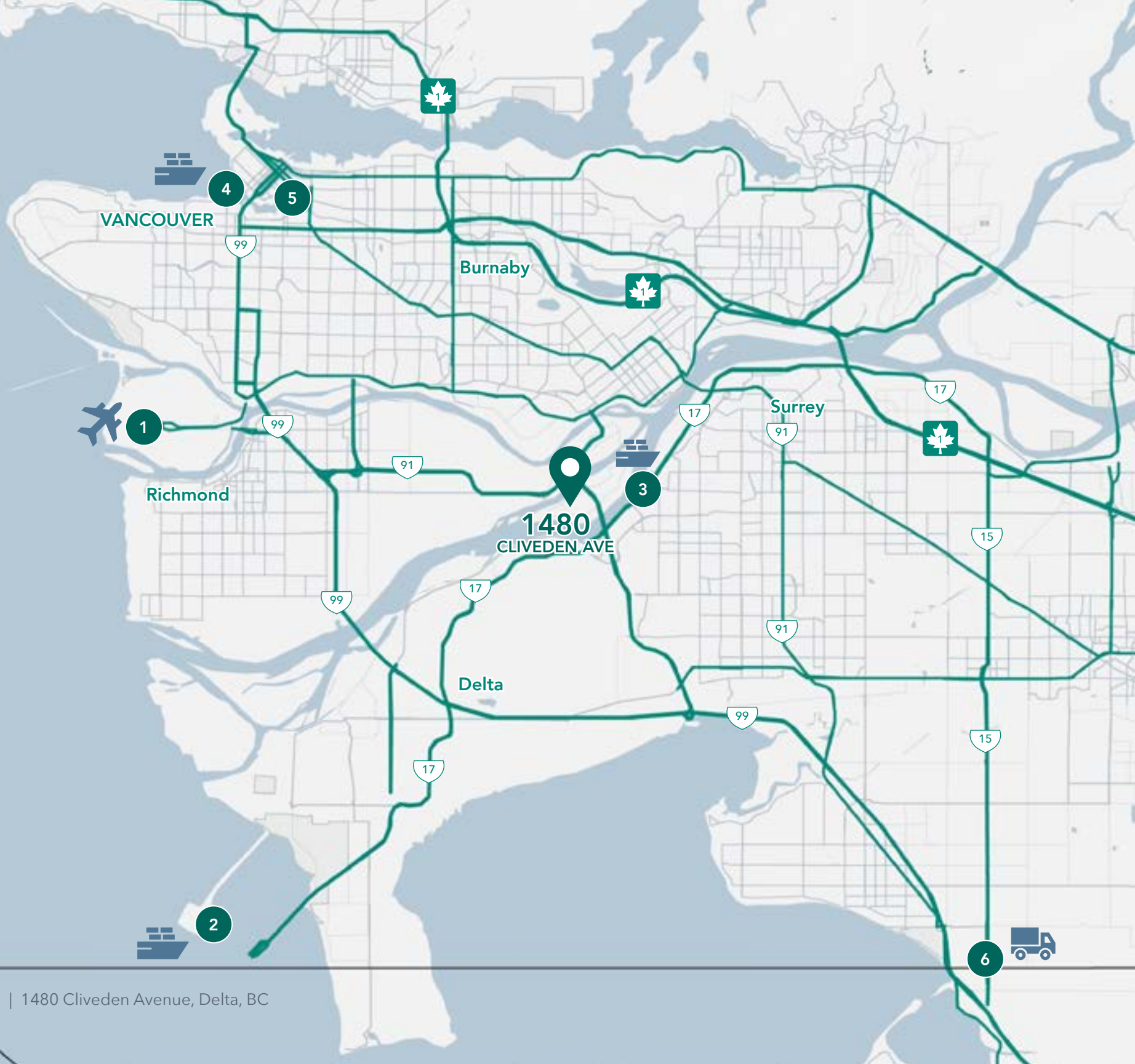
POPULATION IN  
METRO VANCOUVER



Source: Statistics Canada website (2021)



# Multi-modal connections



## Drive Times

- 1** VANCOUVER INTERNATIONAL AIRPORT  
30 minutes
- 2** DELTA PORT  
20 minutes
- 3** FRASER SURREY DOCKS  
18 minutes
- 4** PORT OF VANCOUVER  
58 minutes
- 5** DOWNTOWN VANCOUVER  
55 minutes
- 6** US BORDER TRUCK CROSSING  
24 minutes
- 17** HIGHWAY 17  
17 minutes
- 91** HIGHWAY 91  
6 minutes
- 99** HIGHWAY 99  
22 minutes
- TRANS-CANADA HIGHWAY**  
30 minutes

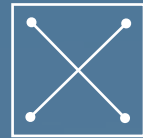




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Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



# 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

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