



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.

Annanis 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



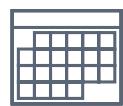
Ample on-site parking



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.

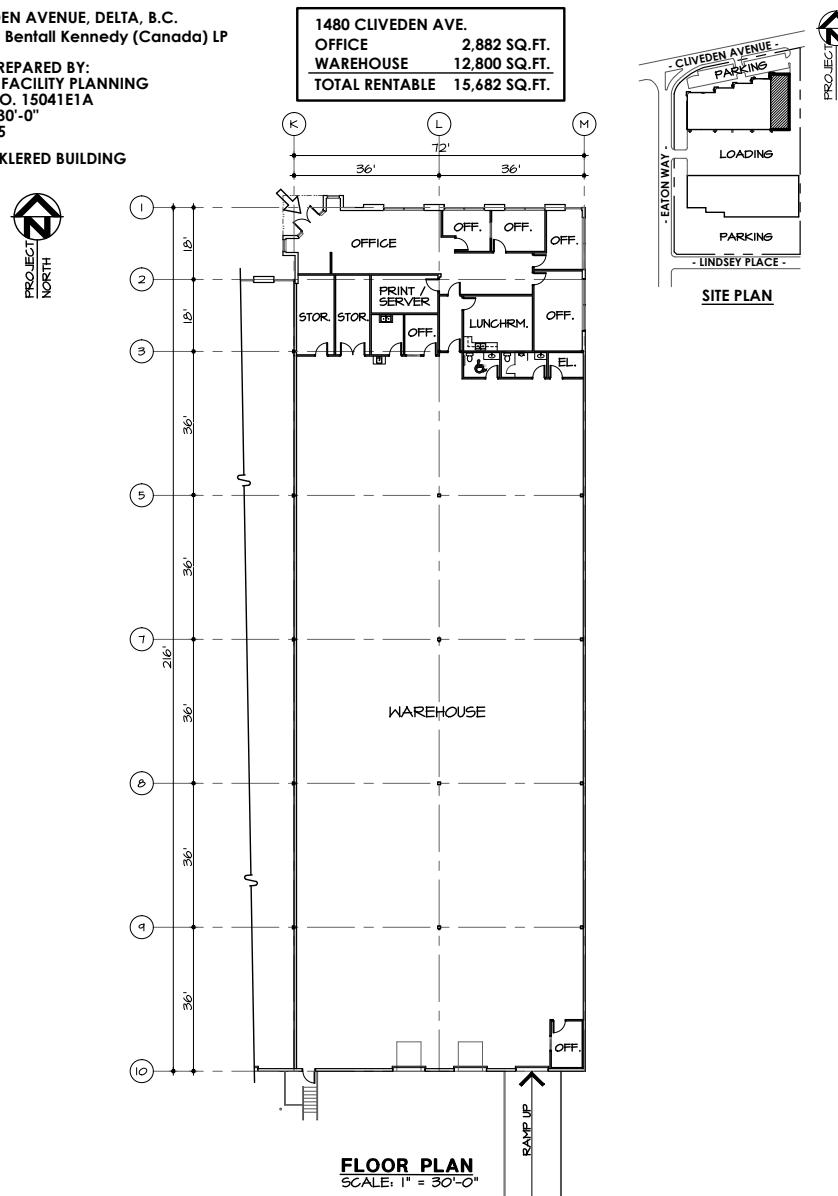


Efficient warehouse workflows

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 Cliveden 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



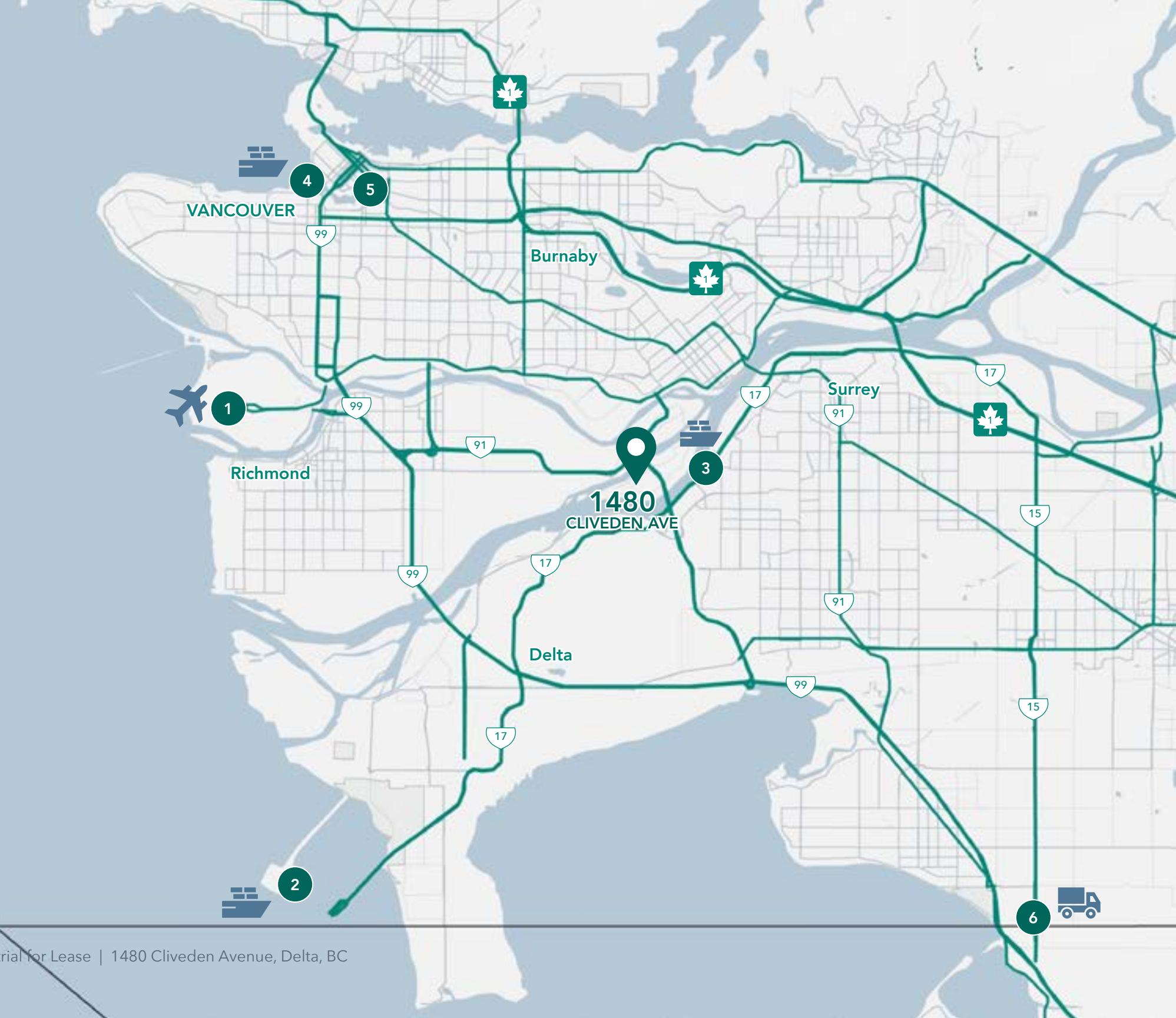
2.6M

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
1	TRANS-CANADA HIGHWAY 30 minutes



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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.

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