



Year 1 introductory rate
of \$14.95 psf pa*

1645 Cliveden Ave, Delta

40,740 SF

Freestanding warehouse premises
in a highly-connected industrial
hub, with direct access to major
Metro Vancouver cities



 **BGO**
Properties

*Contact Tim Evans at BGO for details.

*Lease must commence by April 1, 2026.



A premier choice for connectivity and functionality

Set within a transport and logistics hub on Annacis Island, 1645 Cliveden Avenue provides 40,740 square feet of industrial space. The property is ideally positioned for distribution and e-commerce fulfillment; with immediate connections to various points of transportation. Close proximity to Highway 91, Alex Fraser Bridge, and the South Fraser Perimeter Road (SFPR) interchange link directly to Delta Port, Port of Vancouver, Vancouver International Airport and customer markets across the Metro Vancouver.

PROPERTY HIGHLIGHTS



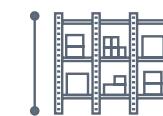
40,740 SF, including
5,540 SF of office



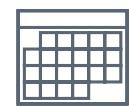
Ample on-site
parking



Multi-modal
logistics connections



25-foot
clear height



Available
immediately

40,740 SF TOTAL LEASABLE AREA	
58' x 33' SF COLUMN SPACING	
500 lbs FLOOR LOADING (PSF)	
25' CLEAR HEIGHT	
6 DOCK HIGH DOORS and 1 GRADE DOOR	

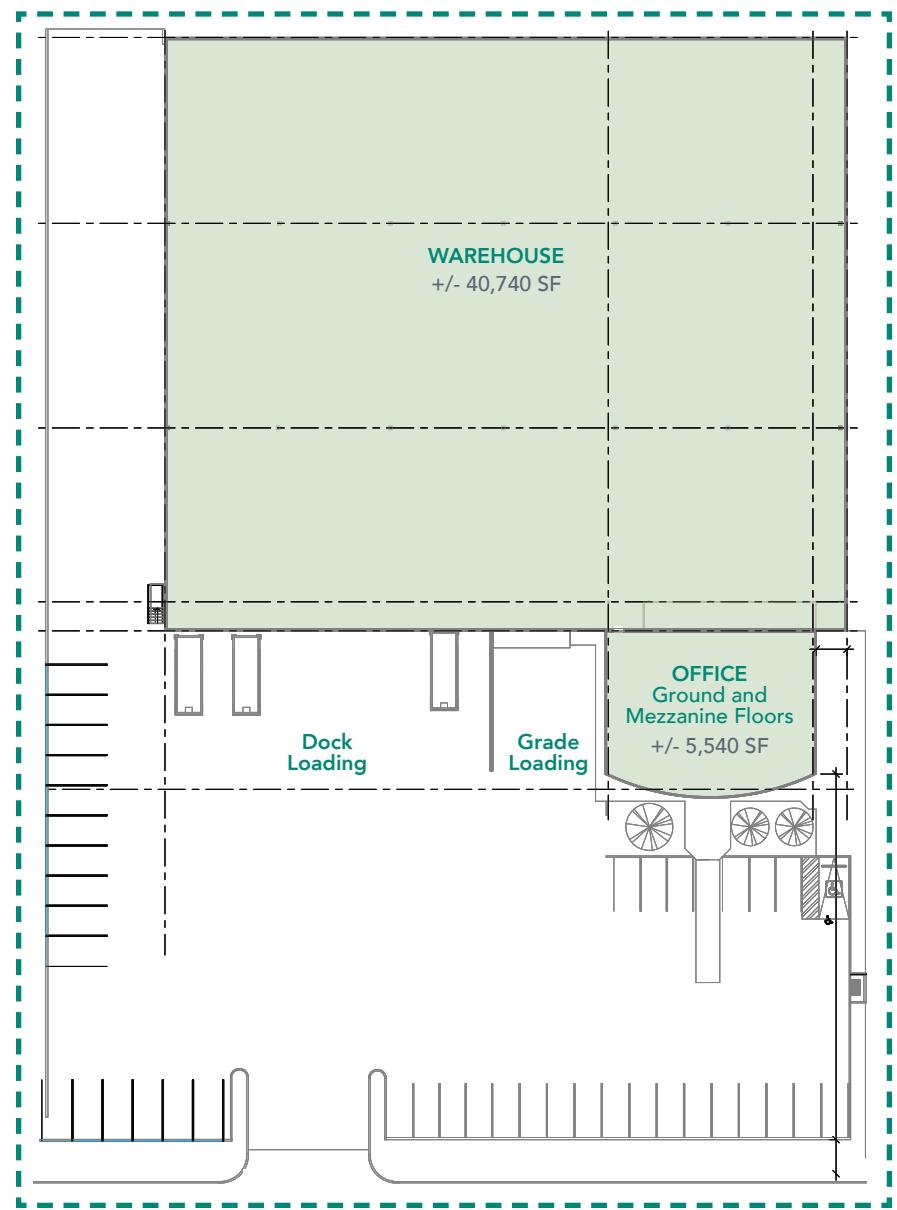
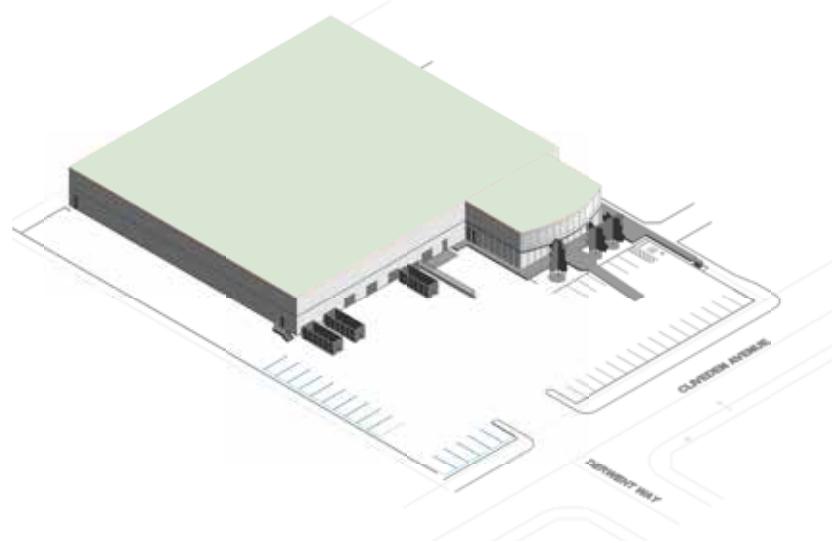
Specifications

UNIT SIZE	40,740 SF
WAREHOUSE SIZE	34,720 SF
GROUND FLOOR OFFICE	2,680 SF
MEZZANINE OFFICE	2,860 SF
MEZZANINE STORAGE	480 SF
CLEAR HEIGHT	25'
DOORS	6 dock high / 1 grade level
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 <i>with annual escalations</i>	ADDITIONAL RENT \$7.94 PSF (2026 estimate) <i>includes management fee</i>



Built for efficient day-to-day operations

1645 Cliveden Avenue is set up to make day-to-day operations simple and efficient. The warehouse features a clear height of 25 feet for ample vertical stacking; six loading docks and one grade-level door; and concrete flooring built for heavy loads. The integrated on-site office area keeps the team close to the warehouse floor, while the site layout supports easy truck circulation for more streamlined operations.



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 1645 Cliveden Avenue 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



2.6M

POPULATION IN
METRO VANCOUVER



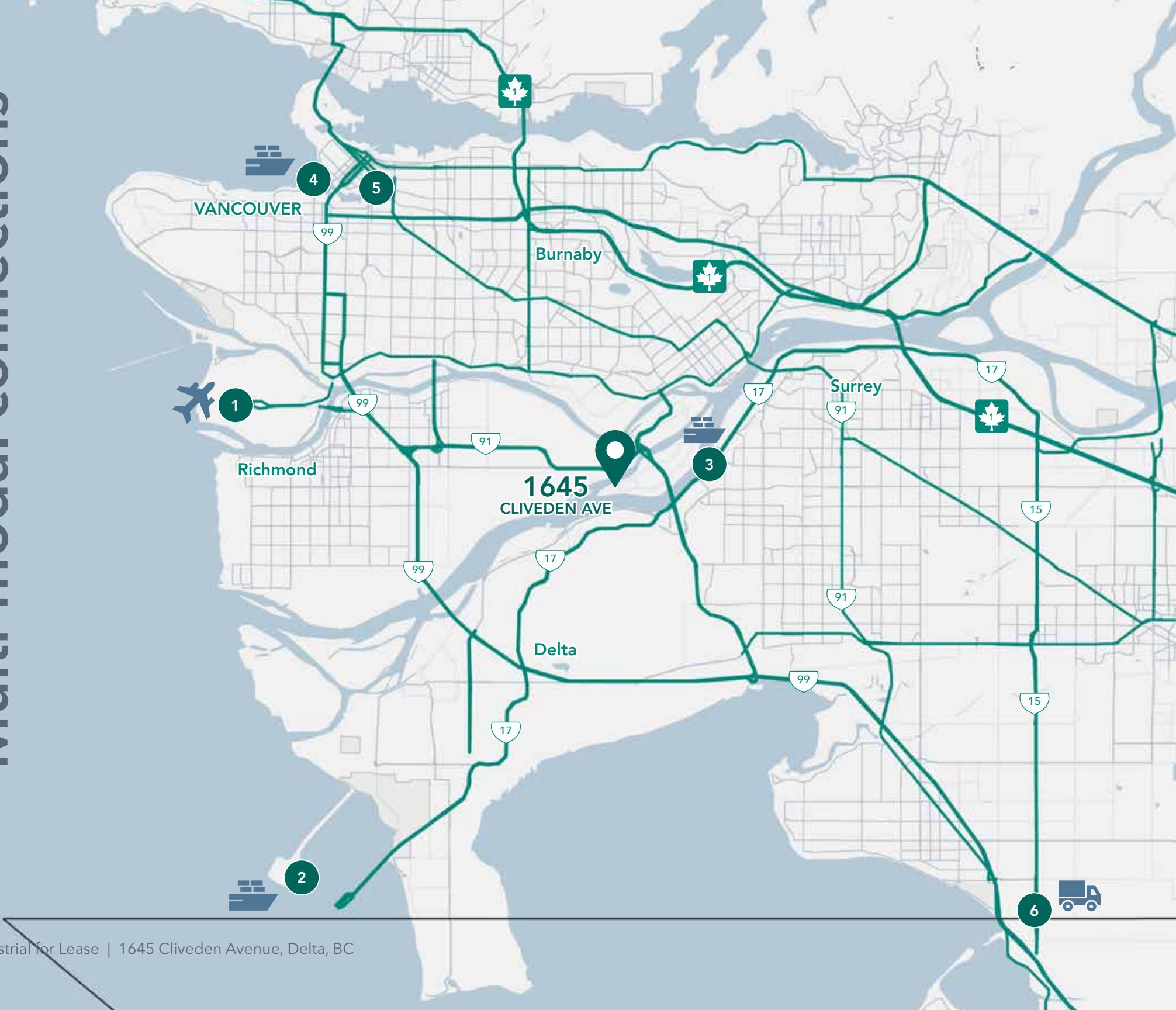
58%

POPULATION AGED
BETWEEN 20-64 YEARS



Source: City of Delta Website

Multi-modal connections



Industrial for Lease | 1645 Cliveden Avenue, Delta, BC

Drive Times

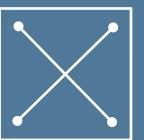
- 1 VANCOUVER INTERNATIONAL AIRPORT 20 minutes
- 2 DELTA PORT 29 minutes
- 3 FRASER SURREY DOCKS 20 minutes
- 4 PORT OF VANCOUVER 39 minutes
- 5 DOWNTOWN VANCOUVER 47 minutes
- 6 US BORDER TRUCK CROSSING 28 minutes
- 17 HIGHWAY 17 18 minutes
- 91 HIGHWAY 91 10 minutes
- 99 HIGHWAY 99 23 minutes
- maple leaf icon TRANS-CANADA HIGHWAY 18 minutes



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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

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