



# 1424

Cliveden Ave, Delta  
Cliveden Centre 3

Unit 1424 - 13,557 SF

Available Immediately





# Region-wide reach and streamlined operations from Delta

1424 Cliveden Avenue is located within Cliveden Centre 3 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



13,557-SF warehouse and 1,889-SF office



Ample on-site parking



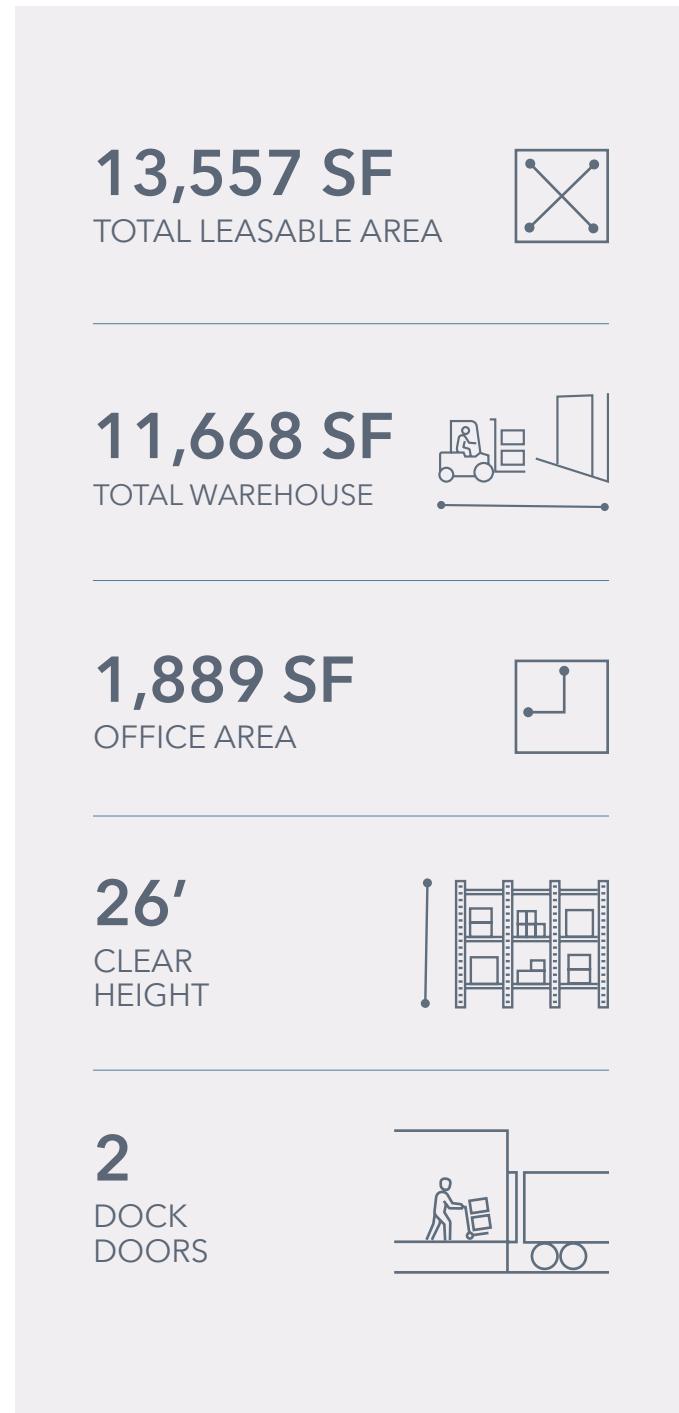
Multi-modal logistics connections



26-foot clear height



Available immediately



# Specifications

UNIT SIZE	13,557 SF
OFFICE	1,889 SF
WAREHOUSE	11,668 SF
CLEAR HEIGHT	26'
DOORS	2 dock and 1 rail door
PARKING	Ample onsite parking
HVAC SYSTEM	HVAC throughout office
HEATING	Gas-fired unit heating in warehouse
SPRINKLERS	Sprinklered building
ELECTRICAL	200 amps / 600 volts / 3 phase power
ZONING	I-2 Zoning

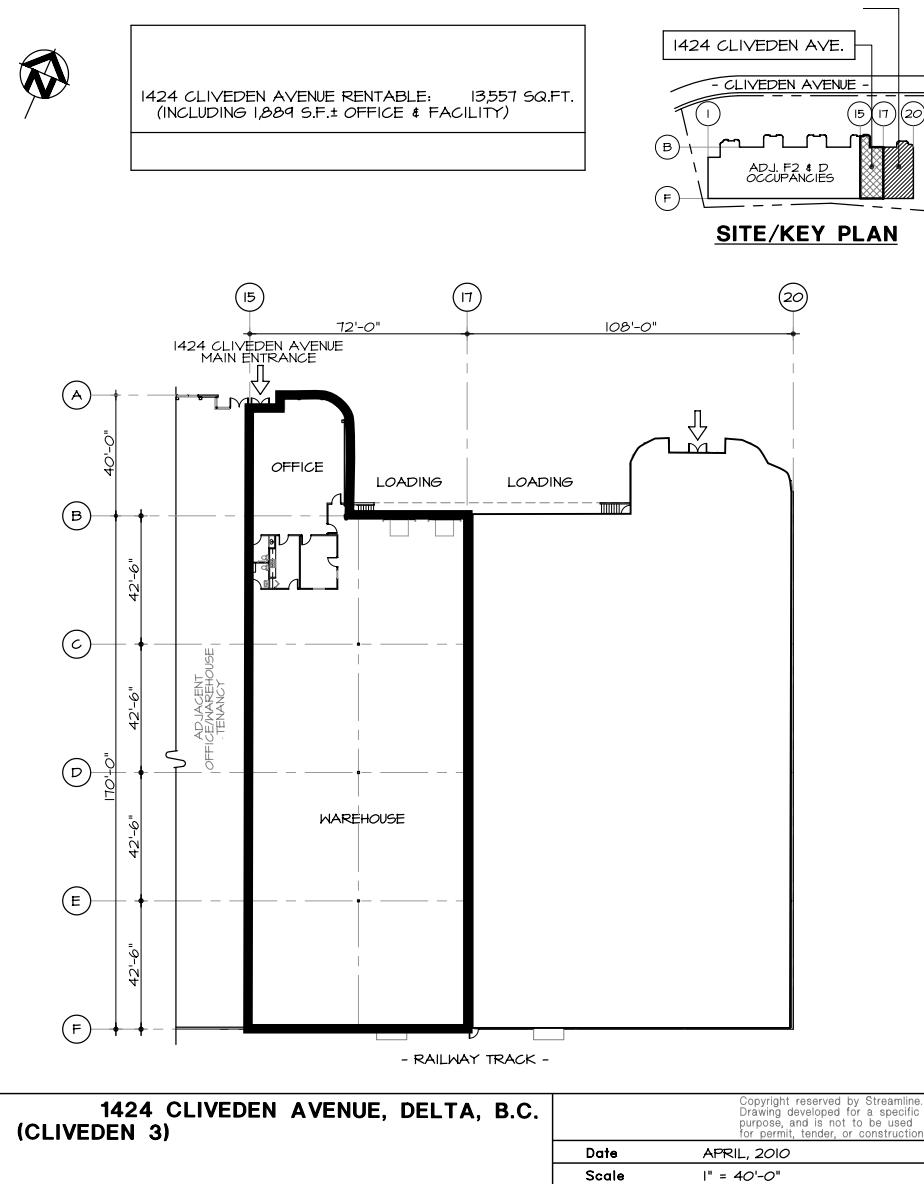
**ASKING RATE**  
**\$19.00 PSF**  
*with annual escalations*

**ADDITIONAL RENT**  
**\$7.06 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



A contemporary complex built for logistics, 1424 Cliveden Avenue at Clivden Centre 3 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 and one rail door, efficient building specifications, and ample on-site parking.

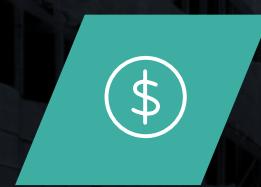
# Logistics reach and connectivity from the heart of Delta

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 3 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



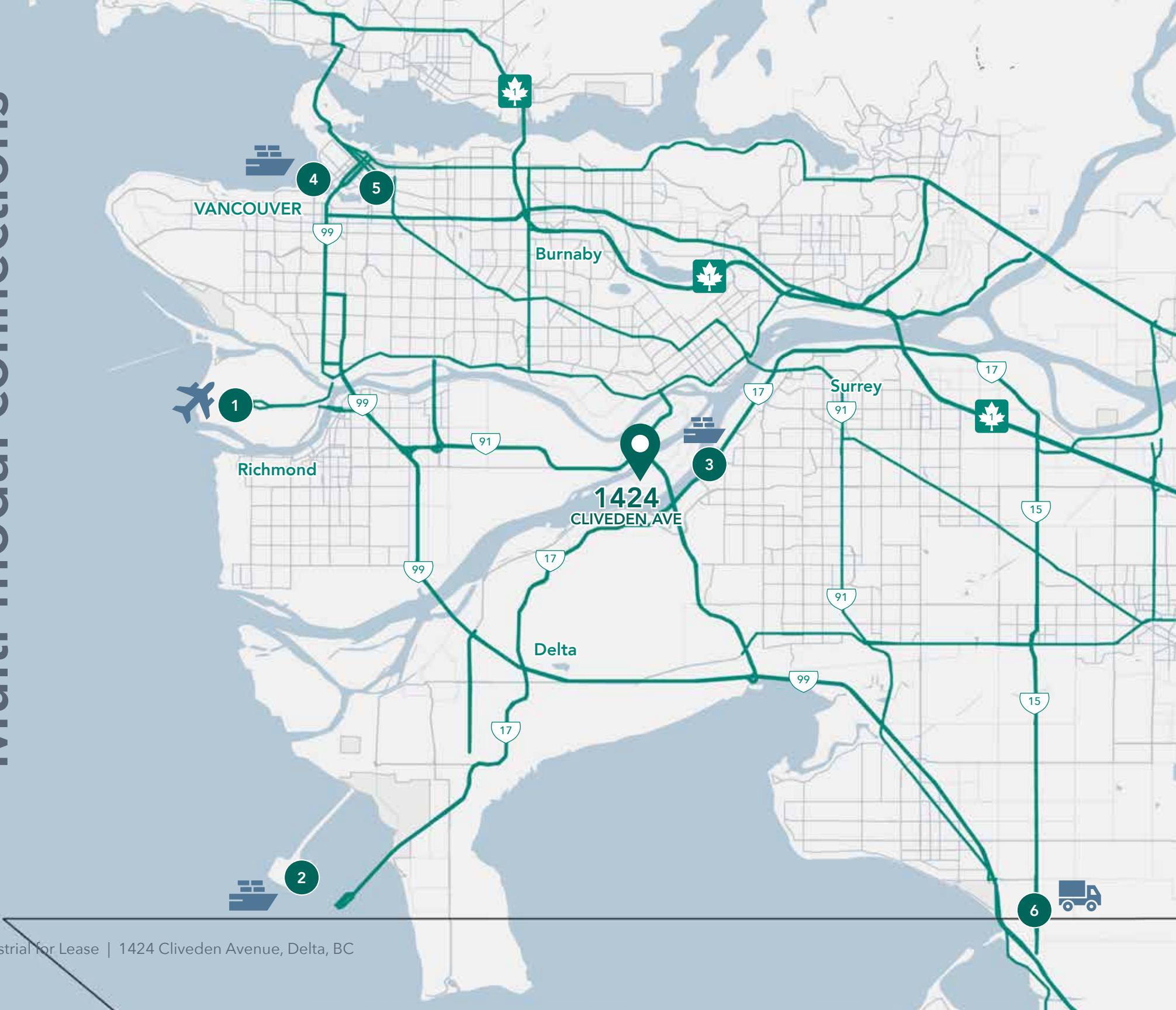
**2.6M**

POPULATION IN  
METRO VANCOUVER



Source: Statistics Canada website (2021)

# Multi-modal connections



## Drive Times

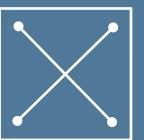
- 1 VANCOUVER INTERNATIONAL AIRPORT 30 minutes
- 2 DELTA PORT 20 minutes
- 3 FRASER SURREY DOCKS 18 minutes
- 4 PORT OF VANCOUVER 58 minutes
- 5 DOWNTOWN VANCOUVER 55 minutes
- 6 US BORDER TRUCK CROSSING 24 minutes
- 17 HIGHWAY 17 17 minutes
- 91 HIGHWAY 91 6 minutes
- 99 HIGHWAY 99 22 minutes
- TRANS-CANADA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

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