

FOR LEASE
QUALITY FREE STANDING
WAREHOUSE FACILITY
40,740 SQ. FT.



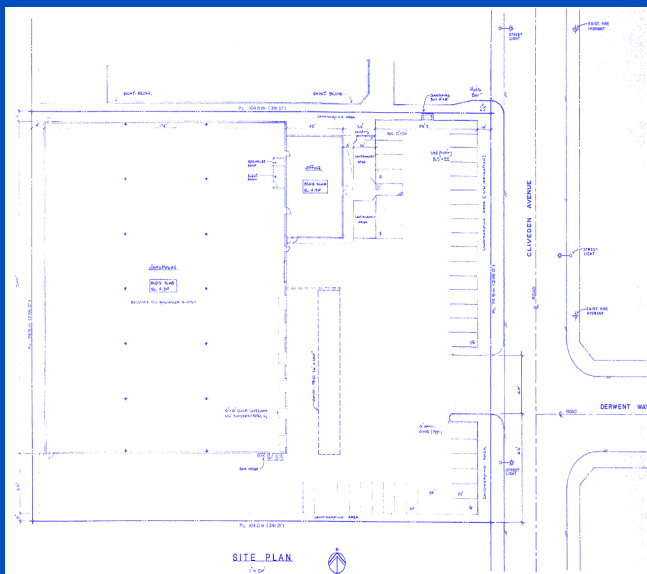
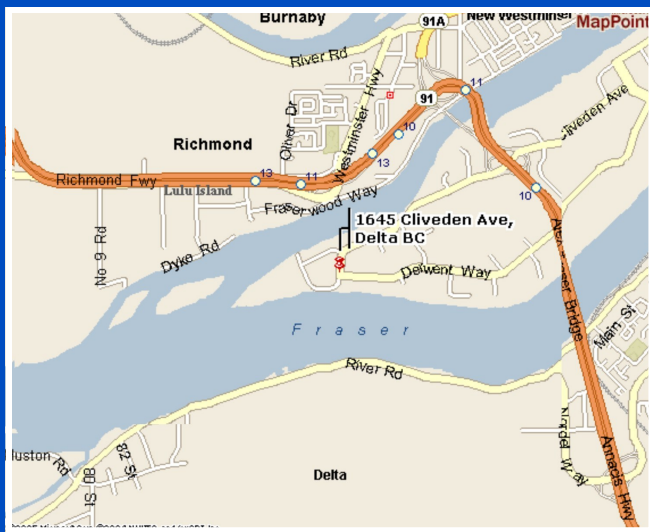
1645 CLIVEDEN AVENUE
Delta, British Columbia

BentallGreenOak 

LOCATION

1645 Cliveden is readily accessed via Highway 91 interchange. This warehouse is located in the geographic centre of Metro Vancouver making it a preferred local distribution hub. The South Fraser Perimeter Road (SFPR) interchange is minutes away at the south end of the Alex Fraser Bridge.

The SFPR is a 40 kilometer, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th Street (HWY 15) in Surrey, with connections to Highways 1, 91, 99 and the Golden Ears Bridge. The SFPR provides convenient access to and from the Deltaport, CN and CP intermodal yards.



AVAILABLE SPACE

Available February 1, 2020

<u>PREMISES</u>	<u>AREA</u>
Warehouse	34,720 sq. ft.
Main Floor Office	2,680 sq. ft.
Mezzanine Office	2,860 sq. ft.
Mezzanine	480 sq. ft.
Total	40,740 sq. ft.

<u>LEASE RATE</u>	Upon request
<u>ESTIMATED OP COSTS & TAXES (2019)</u>	\$4.77 per sq. ft.

DESCRIPTION

- CEILING HEIGHT**
 - Warehouse clear height is 25'
- LOADING**
 - 6 dock height (9' x 10' with dock levelers) and 1 grade door (12' x 12')
- SPRINKLERS**
 - Fully sprinklered building
- FLOOR LOADING**
 - 500 lbs per sq. ft
- HVAC**
 - Warehouse heated by gas fired unit heaters
 - Office heated/cooled by rooftop HVAC units
- PARKING**
 - 39 stalls at front of building and paved loading areas
- POWER**
 - 400 amp, 347/600 volt, 3 phase service
- PROPERTY MANAGEMENT**
 - BentallGreenOak (Canada) LP

FOR INFORMATION PLEASE CONTACT:
 TIM EVANS - LEASING, DIRECTOR
 TIM.EVANS@BENTALLGREENOAK.COM
 604.661.5099

SUITE 1800, 1055 DUNSMUIR STREET, VANCOUVER, BC V7X 1B1
 WWW.BENTALL.GREENOAK.COM

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