



**FOR SALE**

UNITS 1, 2 & 3

**1520 CLIVEDEN AVENUE**

DELTA, BC

**INDUSTRIAL INVESTMENT OPPORTUNITY AT ANNACIS BUSINESS PARK**



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# 1520 CLIVEDEN AVENUE

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## LOCATION

Ideally located at the entrance to Annacis Business Park, this space offers Cliveden Avenue exposure and quick freeway access. Annacis Business Park is located in the centre of the Lower Mainland and caters to distribution, manufacturing and office users. The Alex Fraser Bridge and the South Fraser Perimeter Road (Hwy 17) provides easy access to Surrey, Delta, and the US Border. Burnaby, Richmond and Vancouver are also just minutes away via Highway 91.

## INDUSTRIAL MARKET

According to Q2 2018 Industrial statistics, overall industrial vacancy hit the lowest availability rate on record while the average lease rates are reaching an all-time high. Investing in the Industrial market and owning your real estate is a strong move as average lease rates are likely and expected to escalate.

## FEATURES

- Built in 1991
- Rear grade level loading door
- Concrete tilt-up construction
- 3 phase power supply
- Multi-Tenant layout units
- Abundance of washrooms and staff eating areas

## PERMITTED USES

- Warehousing and Distribution
- Manufacturing and Processing Industries, excluding oil and natural gas processing, radioactive materials, cement, asphalt, tar and leather tanning
- Manufacture, sale and rental of modular and pre-fabricated structures for living accommodation, storage and offices
- Processing of agricultural products
- Construction industries
- Transportation, communication and other utilities, excluding service station
- Auto-towing and storage facilities, excluding dismantling, salvage of parts and sale thereof
- Sale and service of heavy machinery

## TOTAL STRATA AREA

9,362 sf

## ZONING

I2 - Heavy Industrial

OCP Land use: Industrial

## PROPERTY TAXES (2017)

\$13,157.00

## LISTING PRICE

\$2,340,500 (\$250 psf)



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