



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC**

VARIOUS UNIT SIZES



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LOCATION

The Kingswood Business Park is located on Annacis Island, the geographic centre of the Lower Mainland. This park is considered by many to be the premier industrial business location in the Lower Mainland. The Annacis Highway system provides a central high speed interchange taking advantage of the Alex Fraser Bridge and Highway 91, and is only a 30 minute drive to the Downtown core. The brand new, four - lane South Fraser perimeter road is situated just 10 minutes away and greatly enhances access to Deltaport and the Fraser Valley.

BUILDING FEATURES

- Concrete tilt-up construction
- Fully paved and landscaped site
- Fully sprinklered
- 3-phase electrical service
- Extensive use of glass in office areas
- Ample parking
- Central location with exposure

OPERATING COSTS (EST. 2018)

\$4.30 psf

AVAILABLE UNITS

748 CHESTER ROAD

Second Floor Office Area	2,394 sf
1/2 Common Area	118 sf
Total Area	2,512 sf

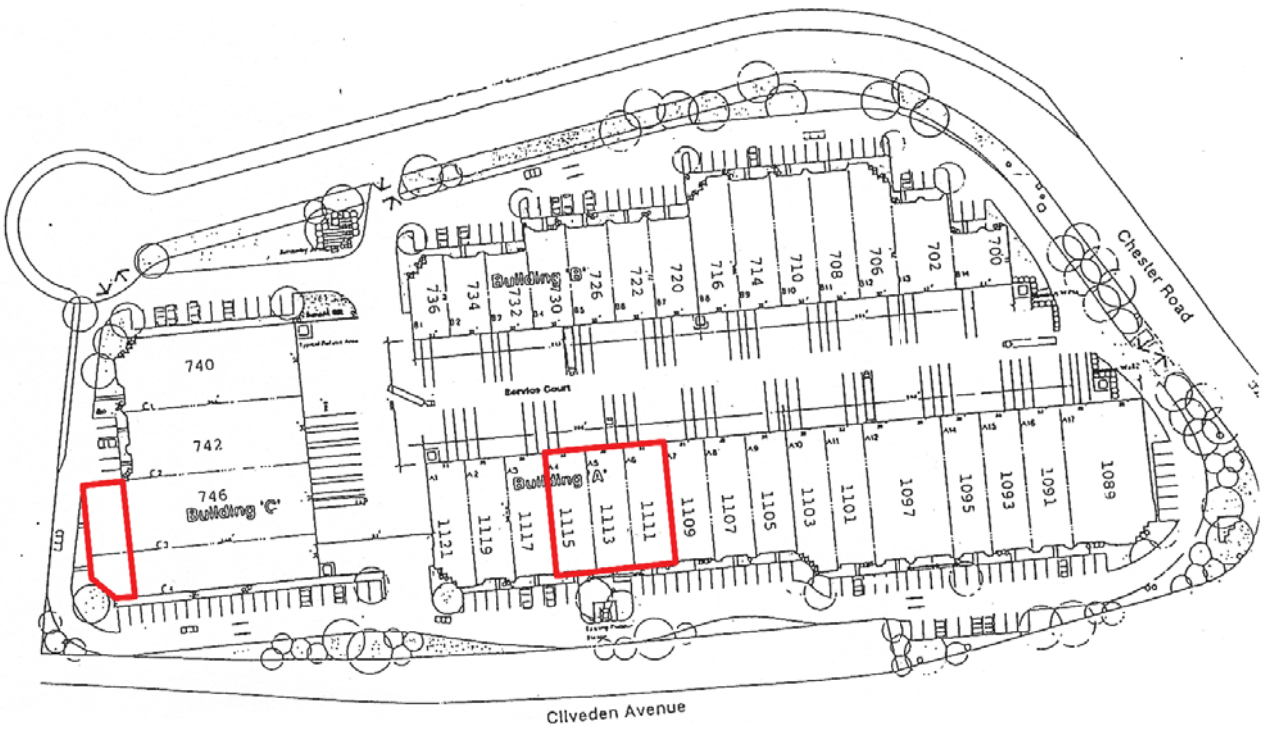
- HVAC
- 5 private offices and a boardroom
- Asking lease rate: \$10.00 psf
- Available: Immediately

1111 & 1115 CLIVEDEN AVENUE

Office Area	2,892 sf
Warehouse Area	9,211 sf
Total Area	12,103 sf

- 1 grade and 3 dock loading doors
- 22' ceiling height
- Asking lease rate: \$9.25 psf
- Available: May 1st, 2017

LEASED



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