

FOR LEASE

ANNACIS BUSINESS PARK
OFFICE/SHOWROOM/WAREHOUSE

#12, #13 & #14 – 1520 CLIVEDEN AVENUE, DELTA, B.C.

2,343 sq. ft. – 9,043 sq. ft.



BUILDING ATTRIBUTES

- Excellent design with front offices and rear grade level loading
- Concrete tilt-up construction
- Excellent glazing for an abundance of natural light
- T8 Lighting installed in office areas
- Offices are wired for or have wiring available for cat10
- Three (3) Loading Doors each 12 ft. wide x 14 ft. high
- Warehouse ceiling height is 21 ft. clear to under side of roof joists
- Excellent lighting in warehouse
- Loading corridor has a 75 ft. width between the buildings
- A new roof mounted heat pump system has been installed in each unit
- New Building roofs have been installed in the last 3 years

THE LOCATION

The subject premise is strategically located in the geographic center of Metro Vancouver in the highly desirable Annacis Island Business Park. Within minutes of Highway 91, The Alex Fraser, The Queensborough and the Knight Street Bridges, and the newly constructed South Fraser Perimeter Road (Highway 17), this location provides excellent access to Vancouver, Burnaby, Richmond, Surrey, New Westminister, North Delta, Langley, Coquitlam and the United States Border.

ZONING

I2 – which allows for a wide variety of Low to Medium Impact Industrial uses plus a limited range of commercial and service commercial uses.

PARKING

- UNIT #12: Use of three (3) stalls out front plus use of stalls directly behind unit including the loading door
UNIT #13: Use of three (3) stalls out front plus use of stalls directly behind unit including the loading door
UNIT #14: Use of three (3) stalls out front plus use of stalls directly behind unit including the loading door

FOR FURTHER INFORMATION, PLEASE CONTACT:

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UNIT #12 - \$20.00 per sq. ft. plus G.S.T. Triple Net (or) \$5,386.66 per month plus G.S.T. Triple Net

Main Floor Office/Showroom:	884 sq. ft.
Second Floor Office:	884 sq. ft. (approx.)
Main Floor Warehouse:	<u>1,464 sq. ft.</u>
Total:	3,232 sq. ft.

FEATURES:

Main Floor Office

- Fully air-conditioned
- Large work area/showroom
- One (1) Private Office
- One (1) washroom
- Coffee bar & sink

Second Floor Office

- Fully air-conditioned
- Three (3) large private offices
- Open work area
- One (1) washroom

OPERATING COSTS & PROPERTY

TAXES: \$4.23 per sq. ft. plus G.S.T. (or) \$1,139.28 per month plus G.S.T.

UNIT #14 - \$22.00 per sq. ft. plus G.S.T. Triple Net (or) \$4,295.50 per month plus G.S.T. Triple Net

Main Floor Warehouse:	2,343 sq. ft.
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FEATURES:

Main Floor

- Lunchroom with coffee bar & sink
- Two (2) washrooms
- Dehumidifier
- Excellent lighting
- Bars in windows
- Halogen lighting in warehouse

OPERATING COSTS & PROPERTY

TAXES: \$5.60 per sq. ft. plus G.S.T. (or) \$1,093.40 per month plus G.S.T.

UNIT #13 & #14 - \$20.00 per sq. ft. plus G.S.T. Triple Net (or) \$9,685.00 per month plus G.S.T. Triple Net

Main Floor Office Showrooms:	1,000 sq. ft.
Second Floor Offices:	1,196 sq. ft.
Main Floor Warehouses:	<u>3,615 sq. ft.</u>
TOTAL SQ. FT:	5,811 sq. ft.

OPERATING COSTS & PROPERTY

TAXES: \$4.68 per sq. ft. plus G.S.T. (or) \$2,266.29 per month plus G.S.T.

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