

## FOR LEASE

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

**VARIOUS UNIT SIZES AVAILABLE**



### 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 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. 2024)

Operating Costs (EST 2025) \$5.86 PSF  
plus 5% Management Fee

### BROKER CONTACT

**John Weiss**  
Senior Associate  
Industrial Sales & Leasing  
+1 604 640 5865  
john.weiss@cushwake.com

**Ron J Emerson**  
Personal Real Estate Corporation  
Vice President, Industrial Sales & Leasing  
+1 604 608 5921  
ron.emerson@cushwake.com



**CUSHMAN &  
WAKEFIELD**

## FOR LEASE

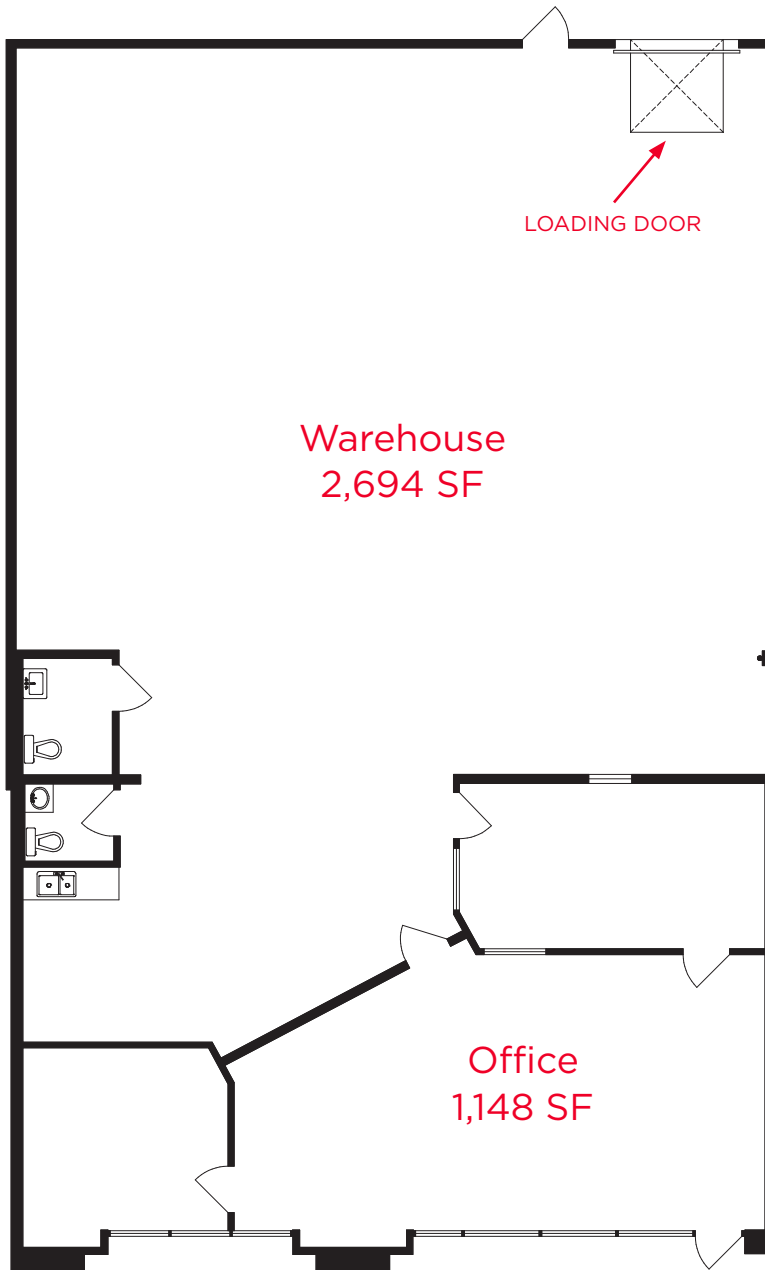
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**702**

### FLOOR PLAN



#### 702 CHESTER RD

Warehouse	2,694 SF
Office	1,148 SF
<b>Total Area</b>	<b>3,842 SF</b>

#### Highlights

- One (1) dock level loading door
- 22' clear ceiling height
- Available March 1, 2025
- Asking Rent: Please contact listing agents



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WAKEFIELD**

# FOR LEASE

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# KINGSWOOD BUSINESS PARK DELTA, BC



## 1105

**Unit 1105**

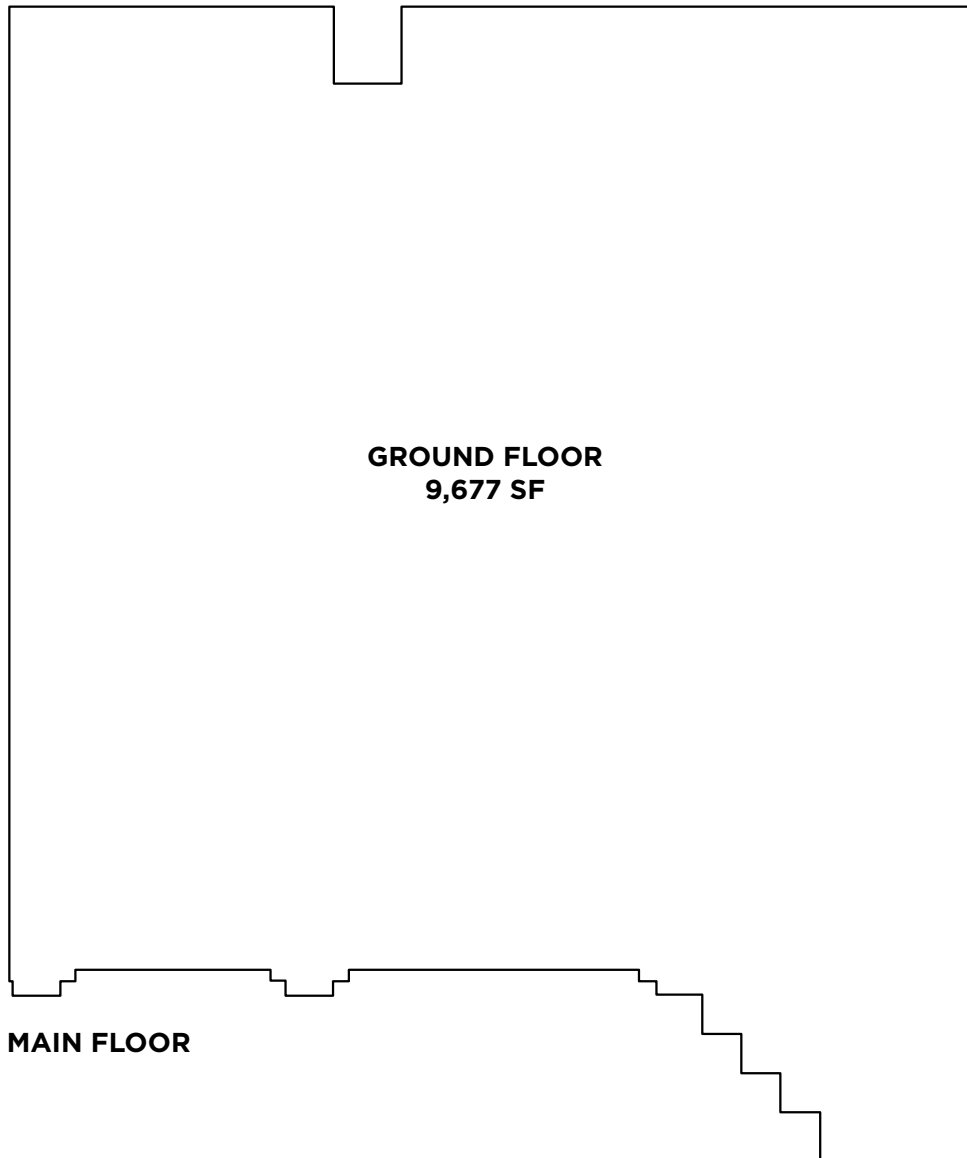
Total Area

9,677 SF

## FLOOR PLAN

### Highlights

- 22' FT clear ceiling height
- Two (2) dock level loading doors
- Available January 1st, 2025
- Office built-to-suit
- Asking Rent: Please Contact listing agents





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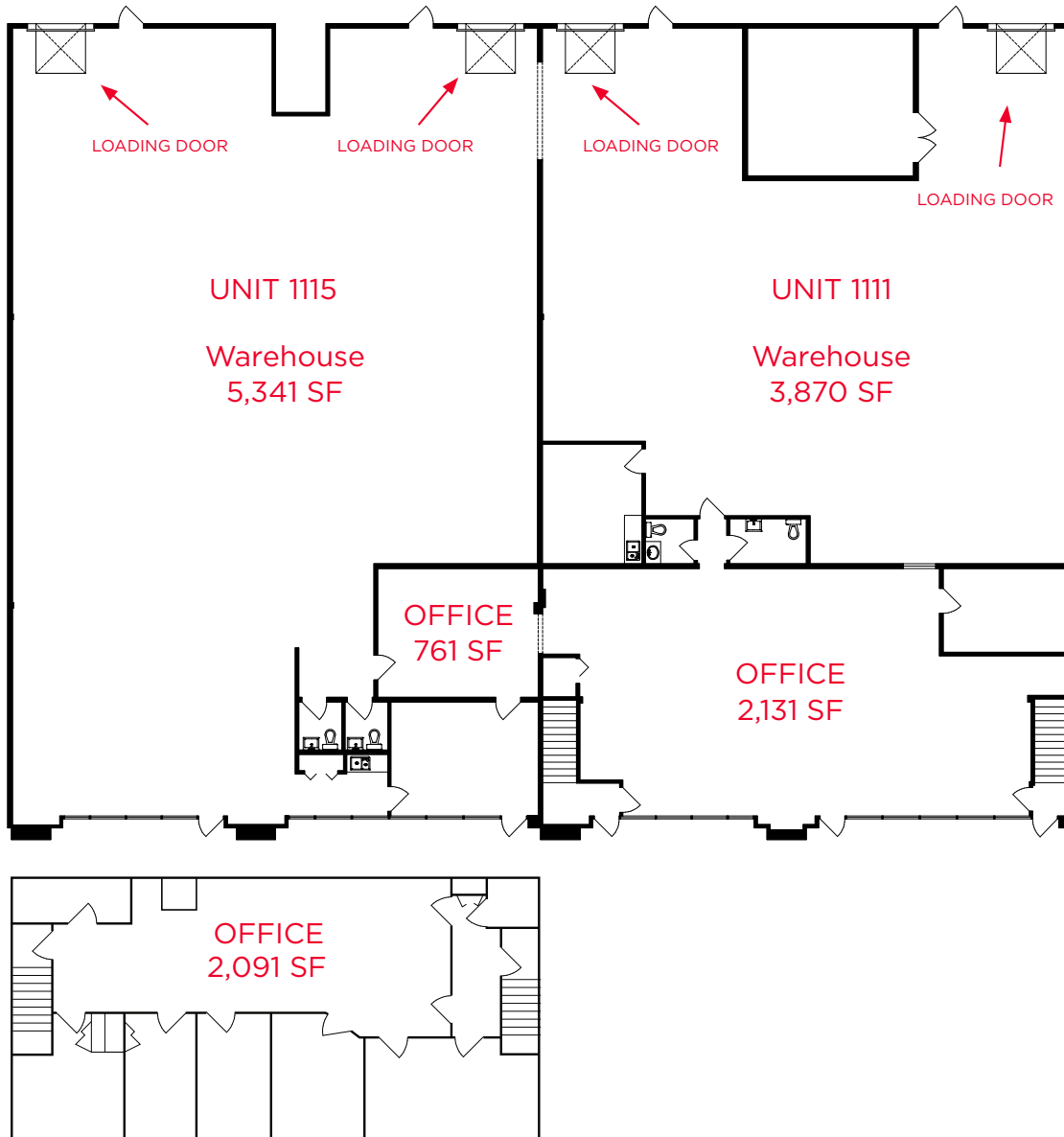
## 1115 & 1111

### FLOOR PLAN

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Warehouse	5,341 SF	3,870 SF	9,211 SF
Office	2,852 SF	2,131 SF	4,983 SF
<b>Total Area</b>	<b>8,193 SF</b>	<b>6,001 SF</b>	<b>14,194 SF</b>

### Highlights

- Two (2) dock level loading doors per unit
- 22' clear ceiling height
- Kitchenette
- 5 Washrooms
- Available Immediately
- Asking Rent: Please contact listing agents





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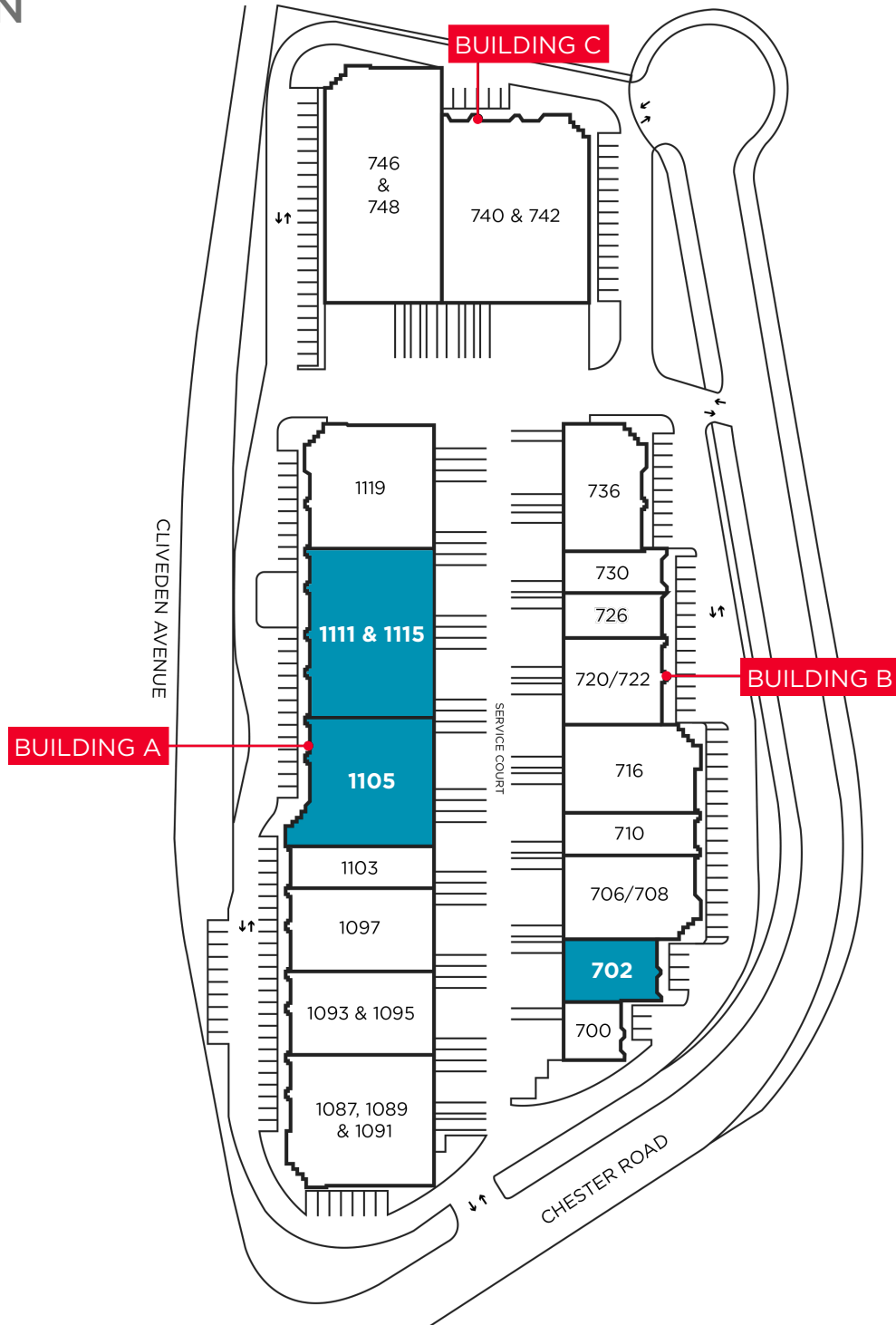
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# KINGSWOOD BUSINESS PARK

## SITE PLAN





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## PROPERTY PHOTOS



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ron.emerson@cushwake.com

Suite 1200 - 700 West Georgia St.  
Vancouver, BC V7Y 1A1  
PO Box 10023, Pacific Centre  
+1 604 683 3111  
[cushmanwakefield.ca](http://cushmanwakefield.ca)

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