

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)

\$5.49 PSF, plus a 5% base rent management fee

BROKER CONTACT

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**CUSHMAN &
WAKEFIELD**

FOR LEASE

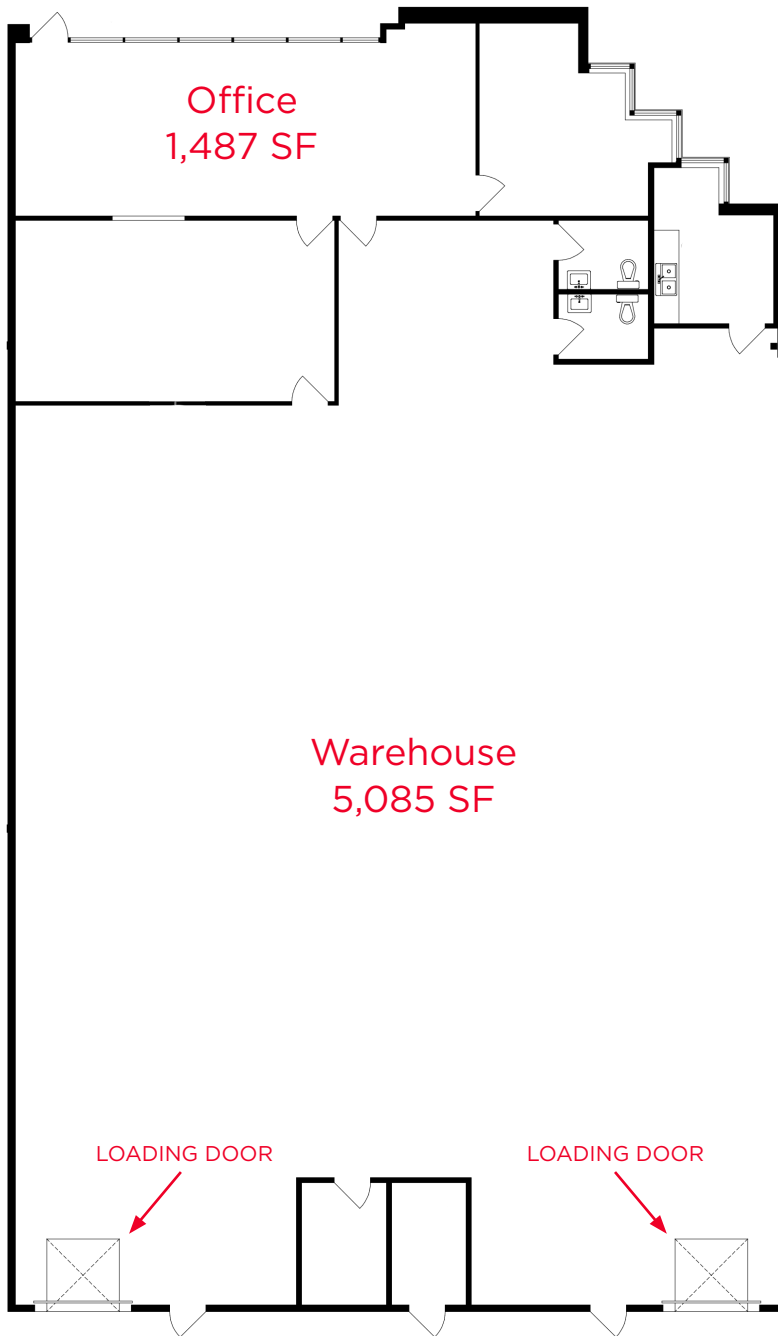
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706/708

FLOOR PLAN



706/708 CHESTER RD

Warehouse	5,085 SF
Office	1,487 SF
Total Area	6,572 SF

Highlights

- Two (2) dock level loading doors
- 22' clear ceiling height
- Available February 1, 2024
- Asking Rent: \$24.00 PSF



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726

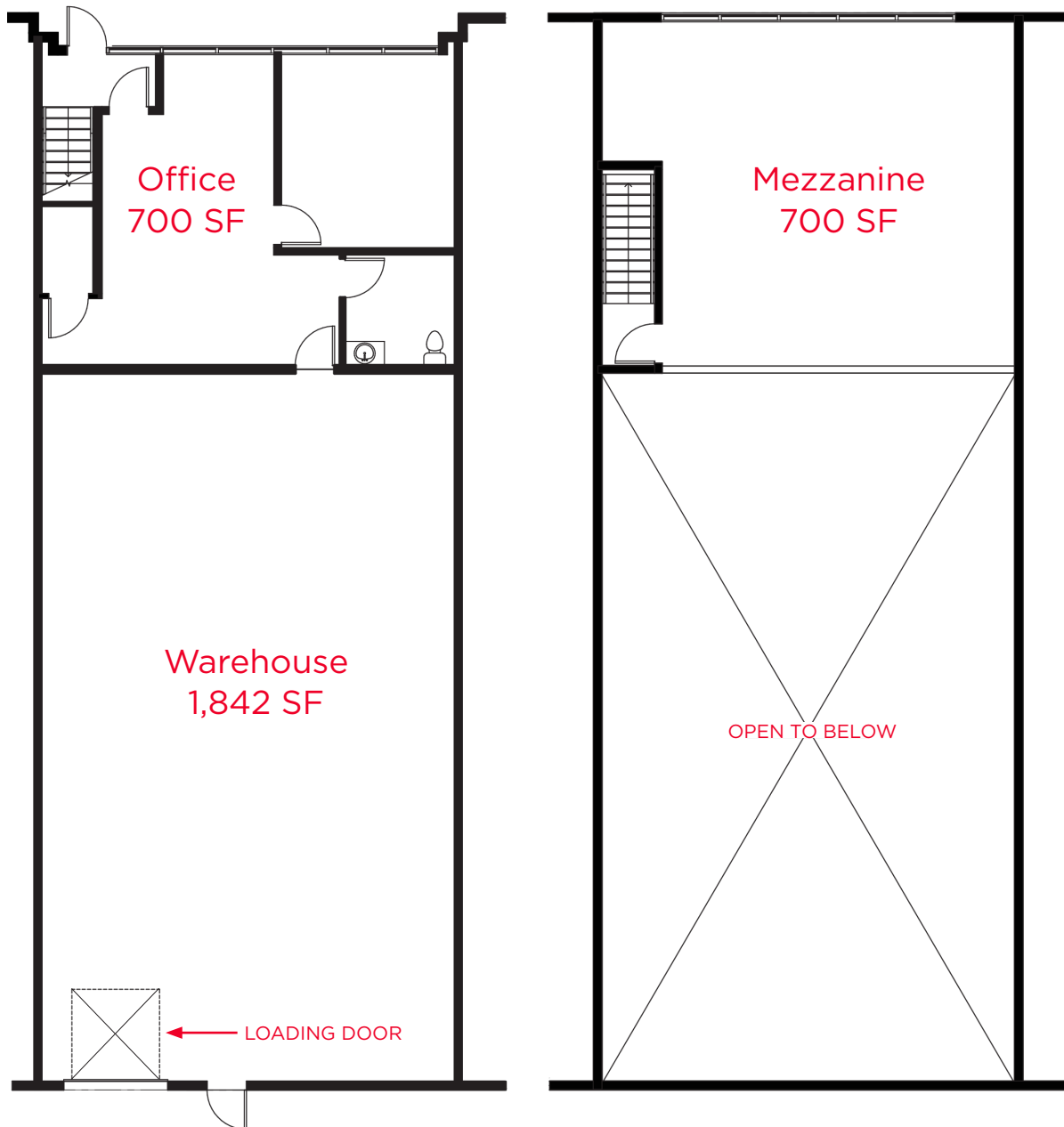
FLOOR PLAN

726 CHESTER RD

Warehouse	1,842 SF
Office	700 SF
Mezzanine	700 SF
Total Area	3,242 SF

Highlights

- One (1) dock level loading door
- 22' clear ceiling height
- Available immediately
- Asking Rent: \$24.00 PSF





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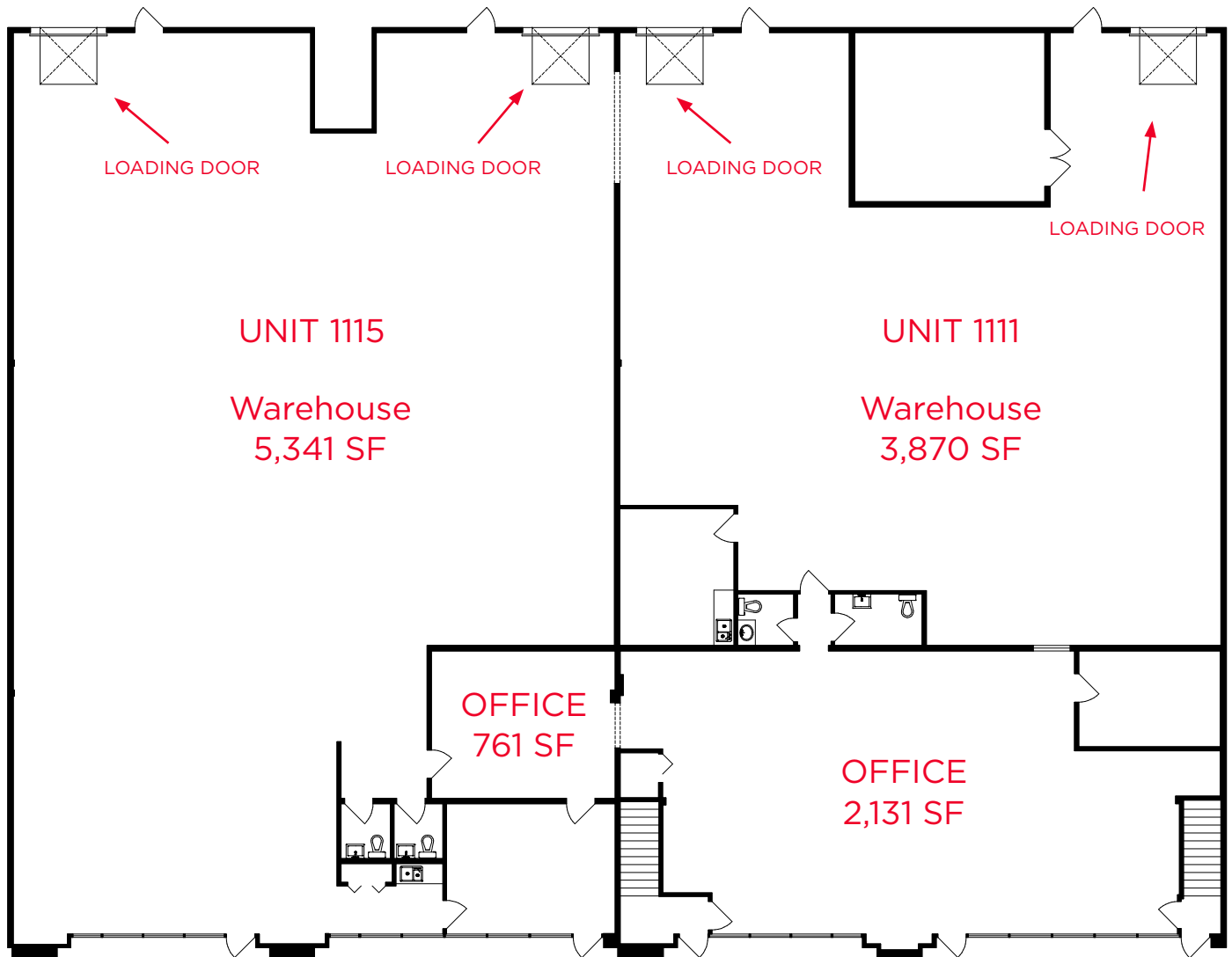
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FLOOR PLAN

	1115 CLIVEDEN AV	1111 CLIVEDEN AV	TOTAL COMBINED
Warehouse	5,341 SF	3,870 SF	9,211 SF
Office	761 SF	2,131 SF	2,892 SF
Total Area	6,102 SF	6,001 SF	12,103 SF

Highlights

- Two (2) dock level loading doors per unit
- Available Sept. 1, 2024
- 22' clear ceiling height
- Asking Rent: \$24.00 PSF





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1105

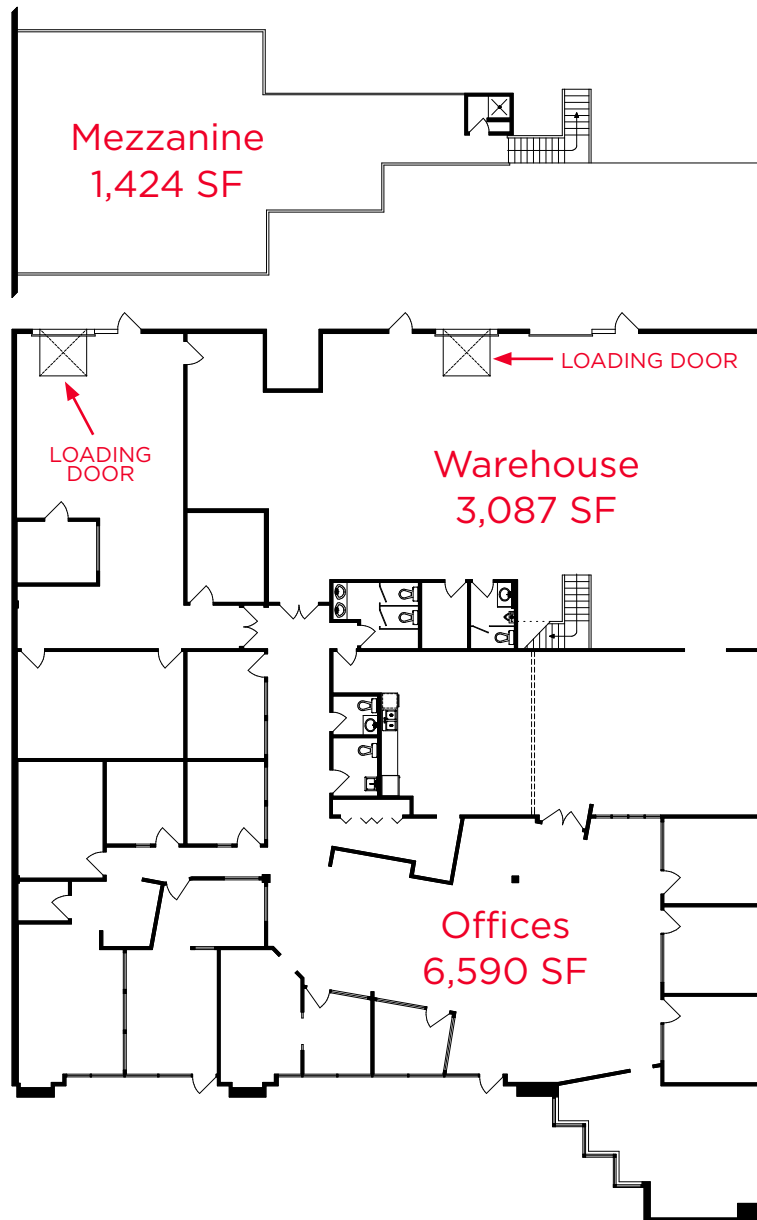
FLOOR PLAN

1105 CLIVEDEN AV

Main Floor Office	6,590 SF
Main Floor Warehouse	3,087 SF
Mezzanine	1,424 SF
Total Area	11,101 SF

Highlights

- Two (2) dock level loading doors
- 22' clear ceiling height
- Available immediately
- Asking Rent: \$24.00 PSF





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1109

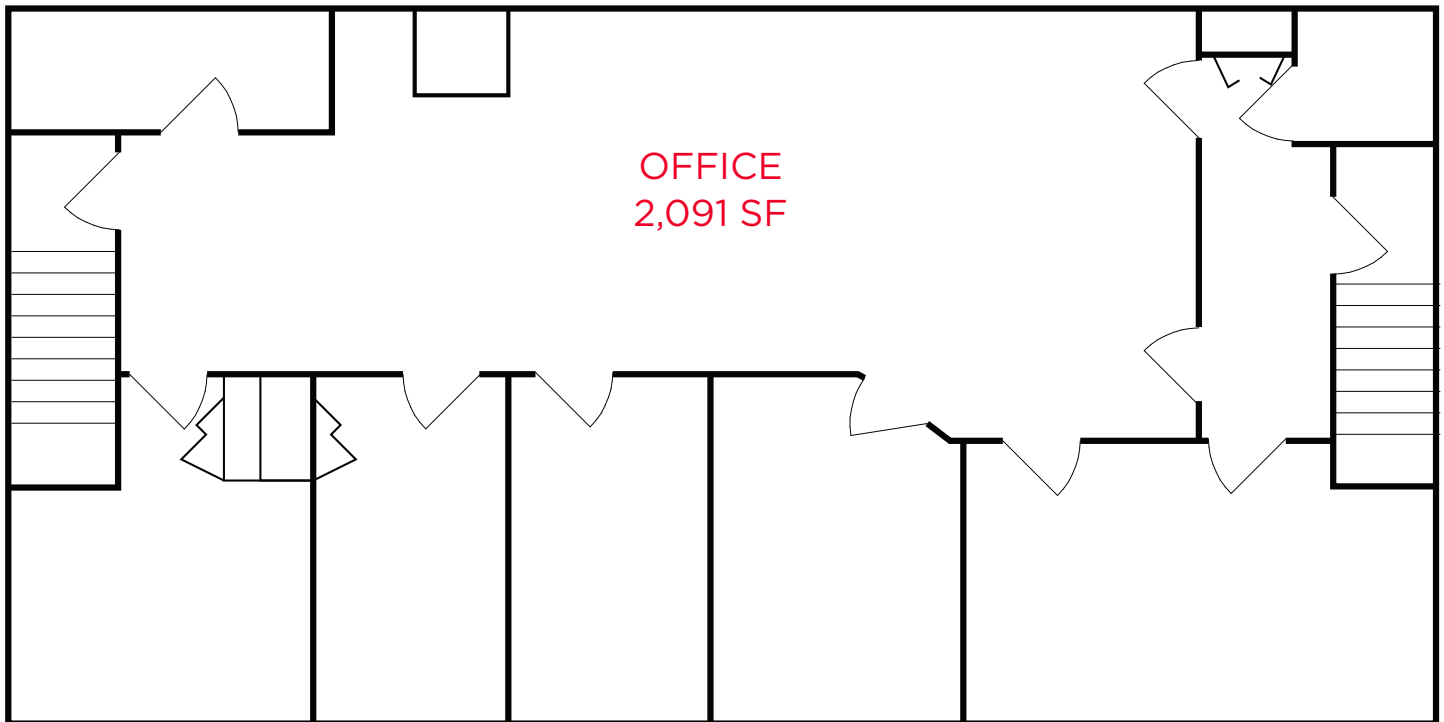
FLOOR PLAN

1109 CLIVEDEN AV

2nd Floor Office	2,091 SF
Total Area	2,091 SF

Highlights

- Nicely finished second floor office space
- HVAC
- Available September 1, 2024
- Asking Rent: \$14.00 PSF





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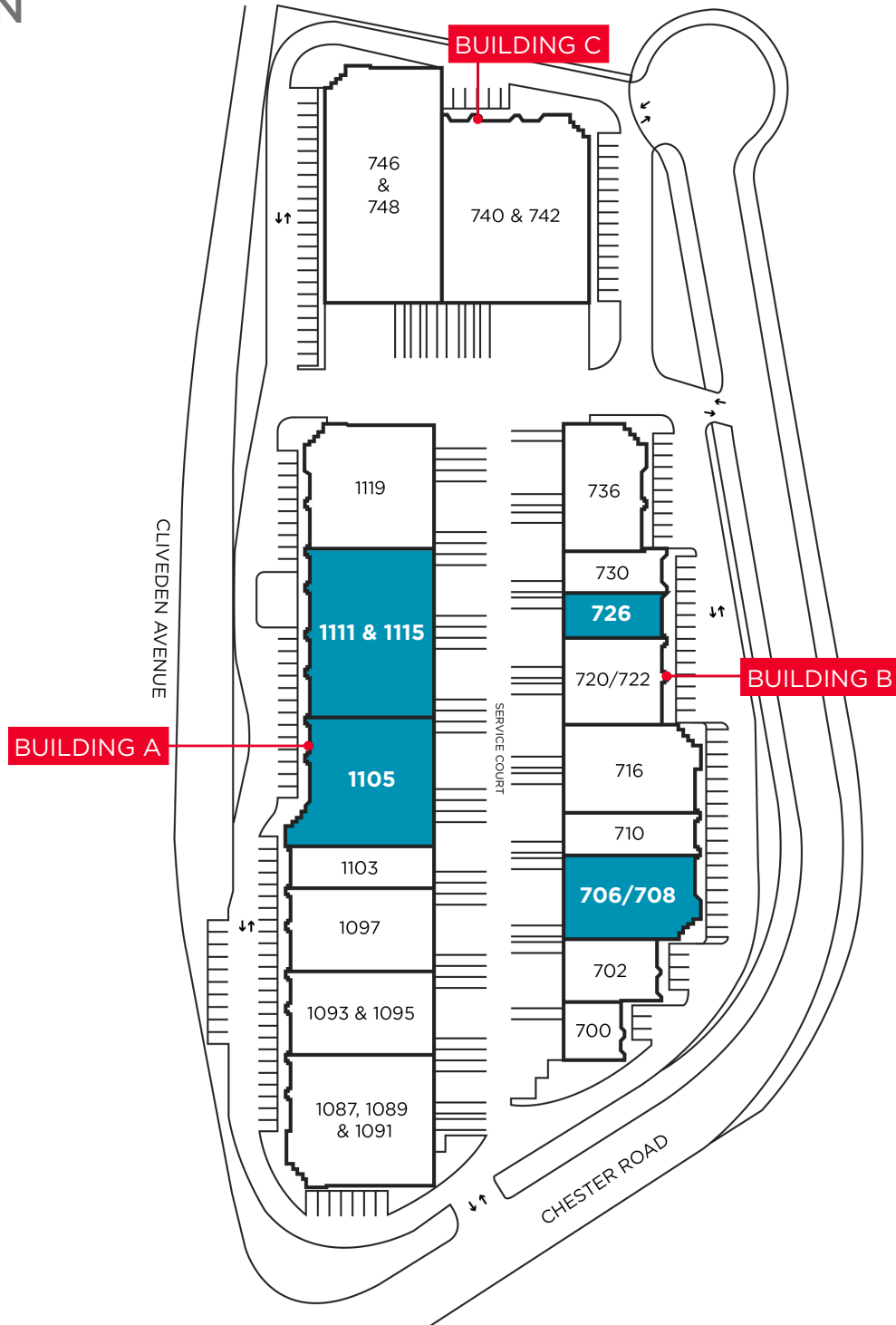
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KINGSWOOD BUSINESS PARK

SITE PLAN





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PROPERTY PHOTOS



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