

# FOR LEASE

CLIVEDEN WEST BUSINESS CENTRE  
1585 & 1595 CLIVEDEN AVENUE • DELTA, BC



**PROFESSIONALLY  
MANAGED BY**



**23'6" CLEAR CEILING HEIGHT**

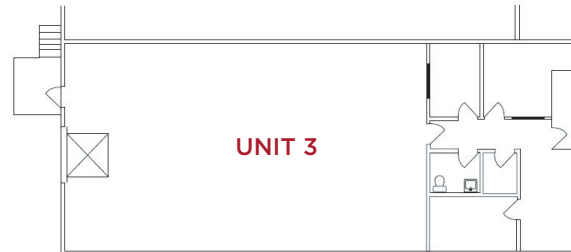
**RARE SMALL BAYS WITH DOCK LEVEL LOADING DOORS**

## LOCATION

Cliveden West Business Centre is strategically located on the western side of Annacis Island, north of Cliveden Avenue, between Fosters Way to the west and Hampstead Close to the east. The Property provides excellent access to the Alex Fraser Bridge, Highway 91, the Queensborough Bridge, River Road and the South Fraser Perimeter Road.

## BUILDING FEATURES

- 23'6" clear ceiling height
- Dock level loading (1 dock per unit)
- Excellent location with good exposure
- Easy access
- 3 Phase 60A/600V power supply to each unit
- Professionally managed
- I2 Medium Impact Industrial Zoning



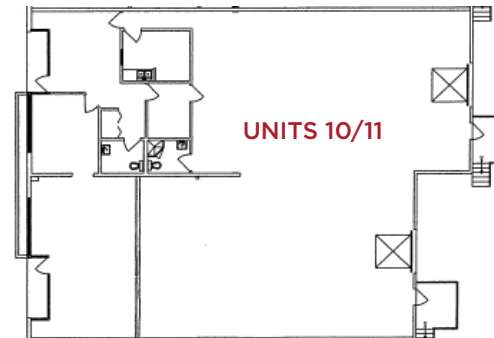
## AVAILABLE UNITS

### 1595 CLIVEDEN AVE - UNIT 3

Ground Floor 2,400 sf

### 1585 CLIVEDEN AVE - UNITS 10/11

Ground Floor 4,500 sf



## AVAILABILITY

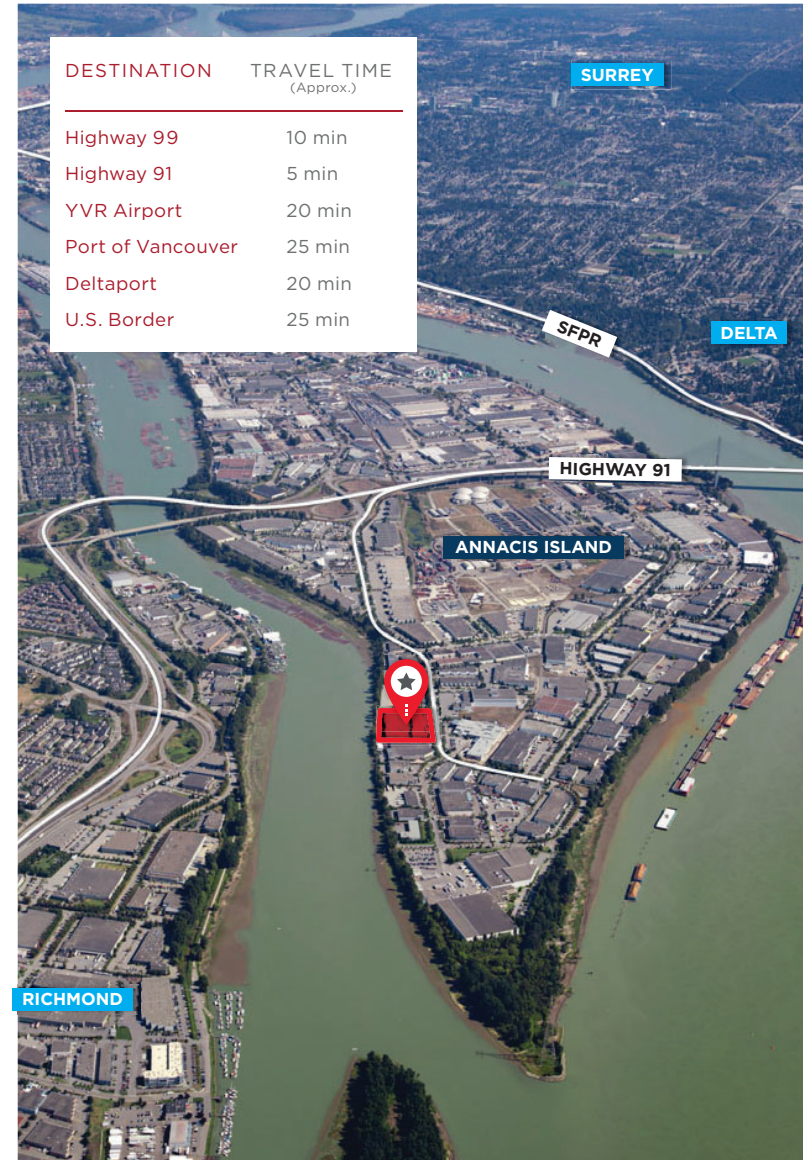
Immediate

## ASKING RATE

Please contact listing agents

## ADDITIONAL RENT

\$8.00 psf, per annum (Est. 2024)



**JORDAN SENGARA**  
Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5845  
jordan.sengara@cushwake.com

**RON J EMERSON CCIM**  
Personal Real Estate Corporation  
Vice President, Industrial  
604 608 5921  
ron.emerson@cushwake.com

**SEAN UNGEMACH\***  
SBU Realty Advisors Ltd.  
Vice Chair  
604 640 5823  
sean.ungemach@cushwake.com

