

CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC



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

John Weiss

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

Ron J Emerson

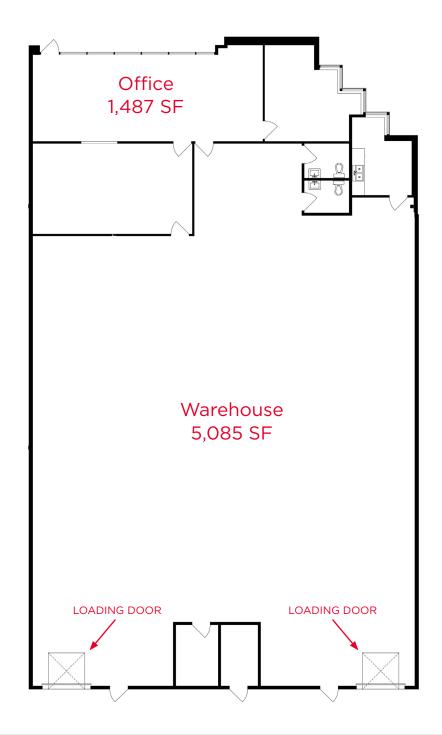
Personal Real Estate Corporation Vice President, Industrial Sales & Leasing +1 604 608 5921 ron.emerson@cushwake.com



CENTRAL ANNACIS ISLAND LOCATION KINGSWOOD BUSINESS PARK DELTA, BC



FLOOR PLAN



706/708 CHESTER RD Warehouse 5,085 SF Office 1,487 SF

6,572 SF

Highlights

Total Area

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



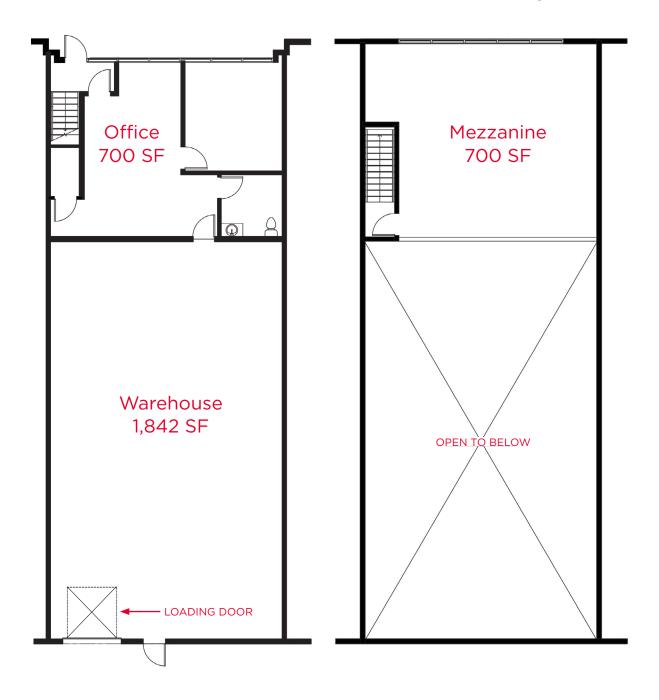
CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC



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





CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC

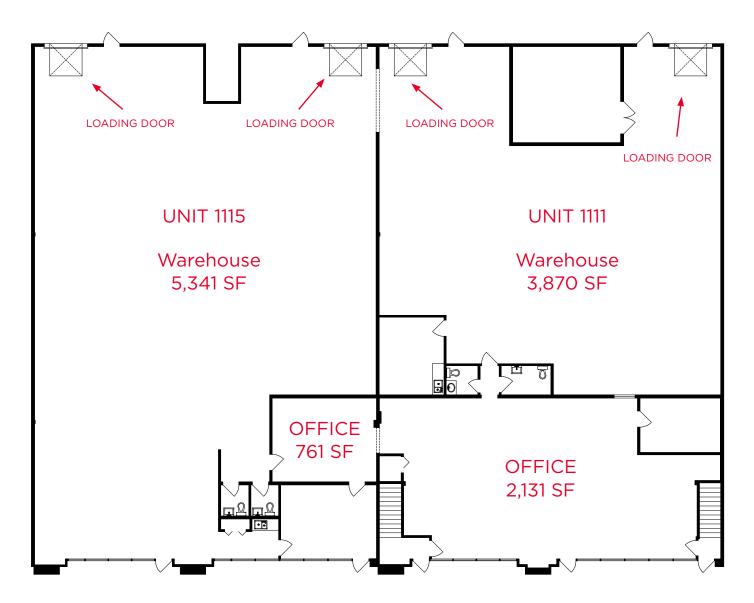


	1115 CLIVEDEN AV	1111 CLIVEDEN AV	TOTAL COMBINED
Warehouse	5,341 SF	3,870 SF	9,211 SF
Office	761 SF	2,131 SF	2,892 SF
Total Area	6,102 SF	6,001 SF	12,103 SF

Highlights

- Two (2) dock level loading doors per unit
- 22' clear ceiling height

- Available Sept. 1, 2024
- Asking Rent: \$24.00 PSF





CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC

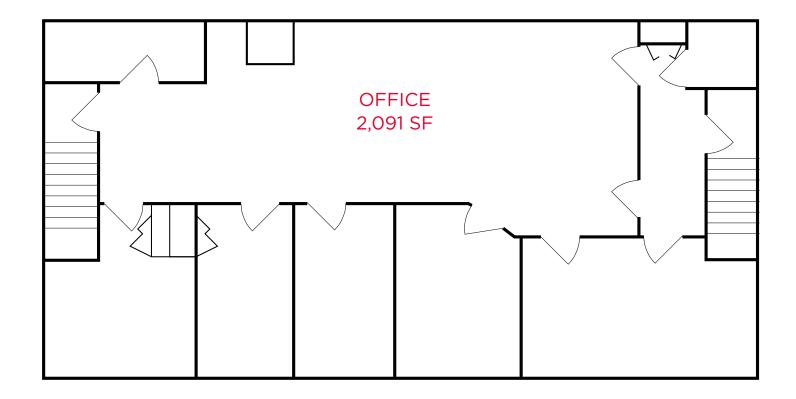


1109 CLIVEDEN AV

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

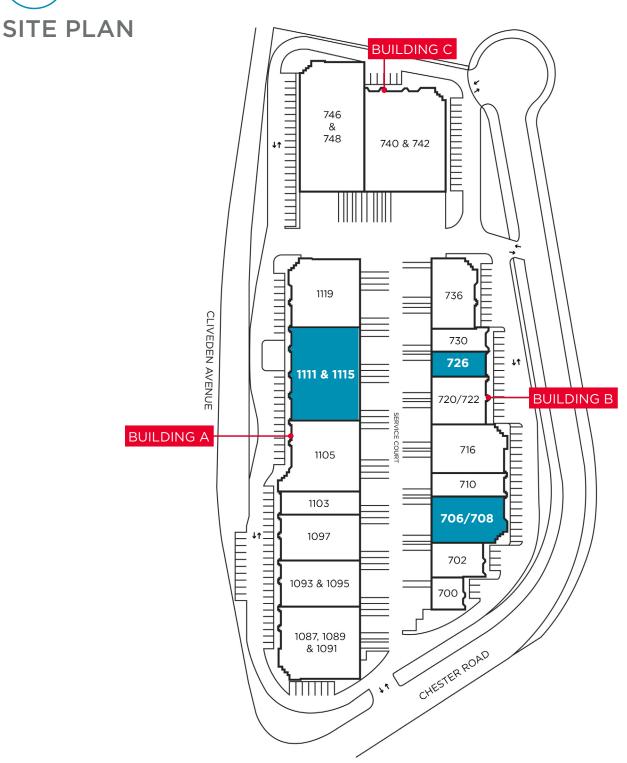




CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC



KINGSWOOD BUSINESS PARK





CENTRAL ANNACIS ISLAND LOCATION
KINGSWOOD BUSINESS PARK
DELTA, BC

PROPERTY PHOTOS









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 Suite 1200 - 700 West Georgia St. Vancouver, BC V7Y 1A1 PO Box 10023, Pacific Centre +1 604 683 3111 cushmanwakefield.ca

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. | PD-5272 JH 2024-07-04 V7