

## 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

**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

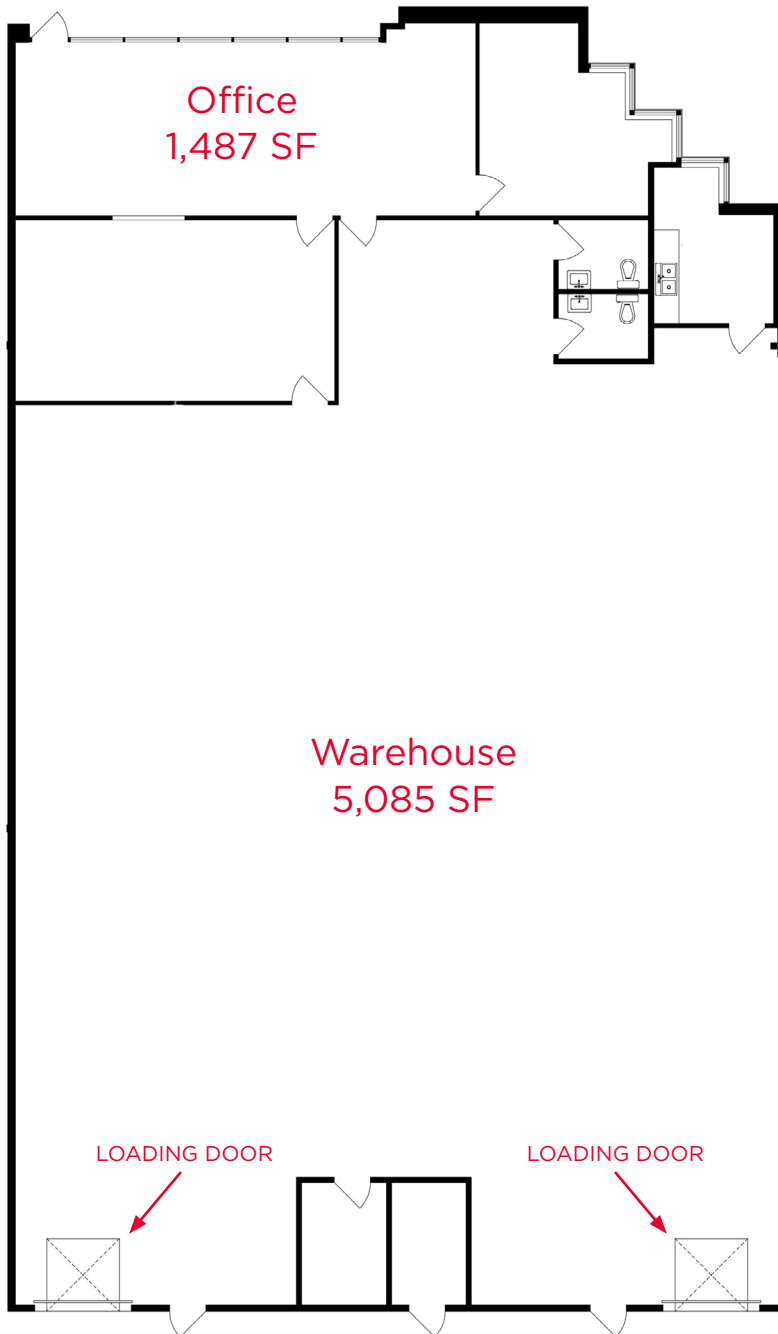
CENTRAL ANNACIS ISLAND LOCATION

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# 706/708

## FLOOR PLAN



### 706/708 CHESTER RD

Warehouse	5,085 SF
Office	1,487 SF
<b>Total Area</b>	<b>6,572 SF</b>

### Highlights

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



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## FOR LEASE

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**726**

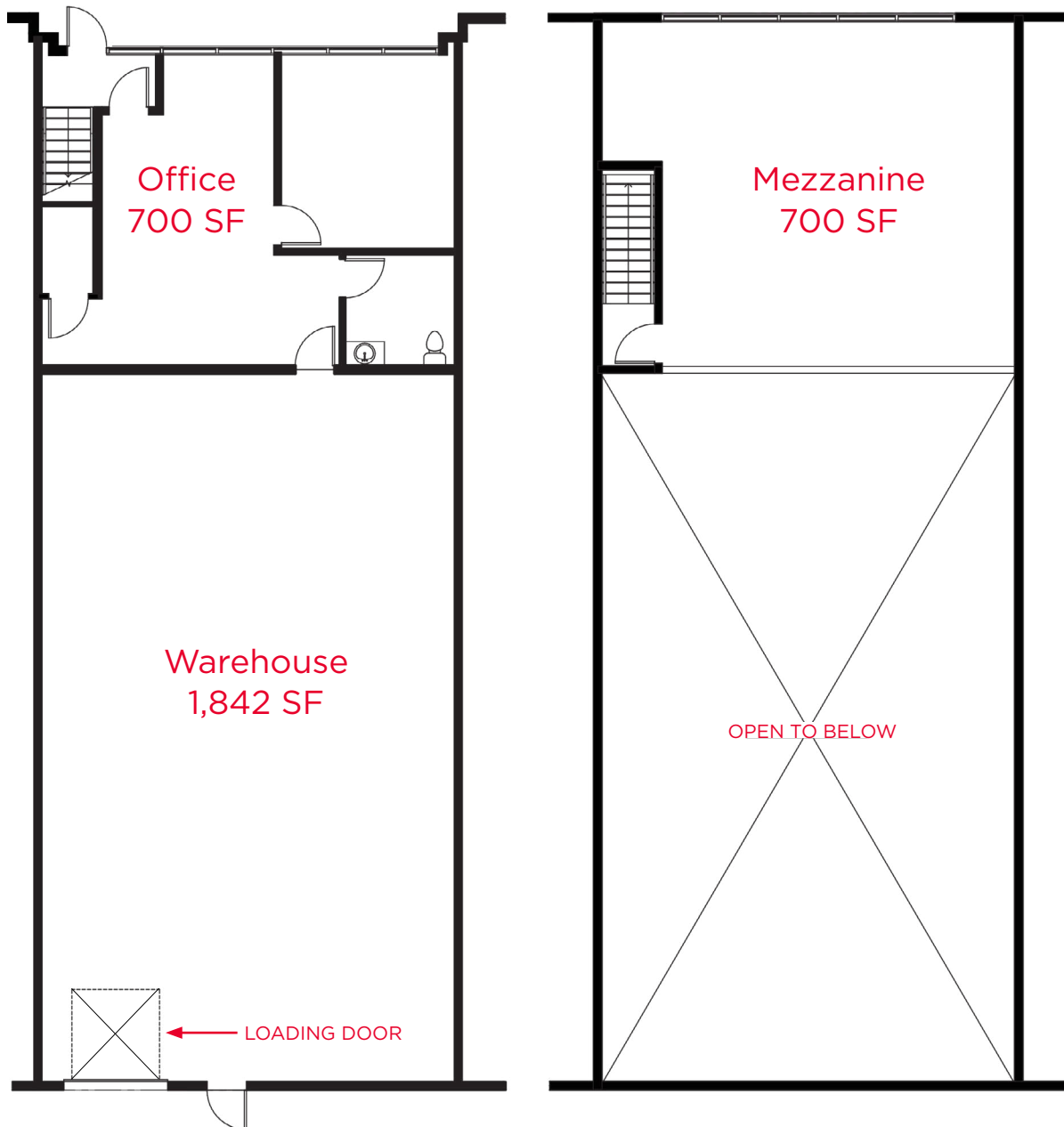
### FLOOR PLAN

#### 726 CHESTER RD

Warehouse	1,842 SF
Office	700 SF
Mezzanine	700 SF
<b>Total Area</b>	<b>3,242 SF</b>

#### Highlights

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





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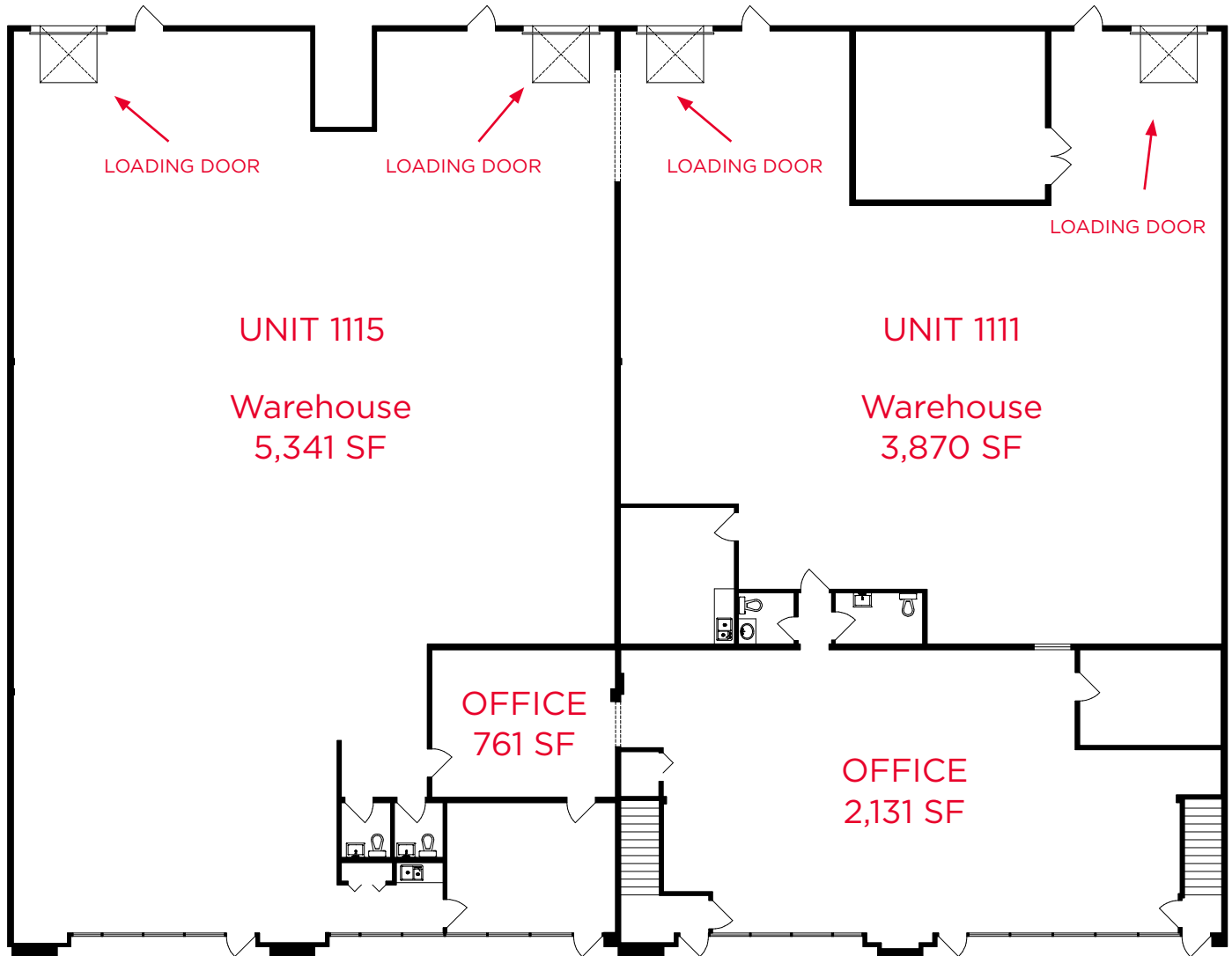
## 1115-1111

### 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
<b>Total Area</b>	<b>6,102 SF</b>	<b>6,001 SF</b>	<b>12,103 SF</b>

### 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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**1109**

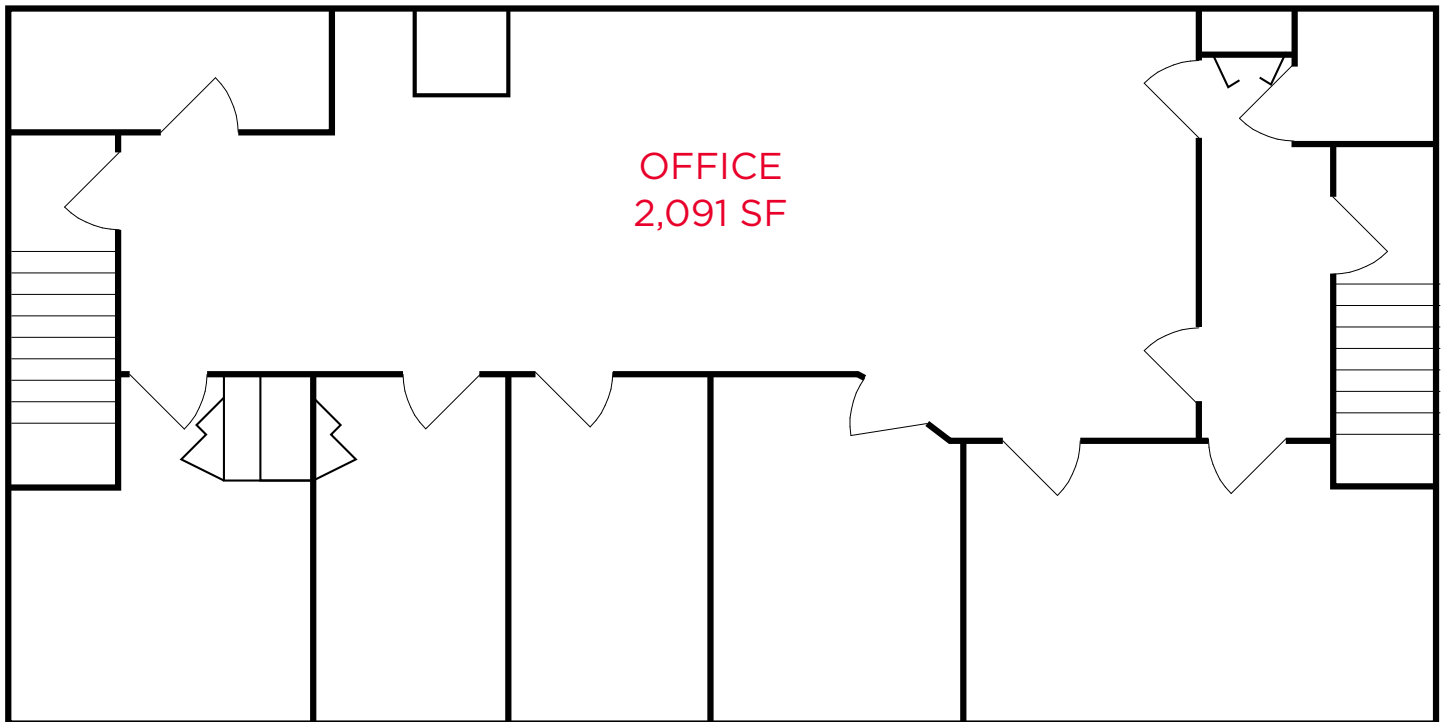
**FLOOR PLAN**

### 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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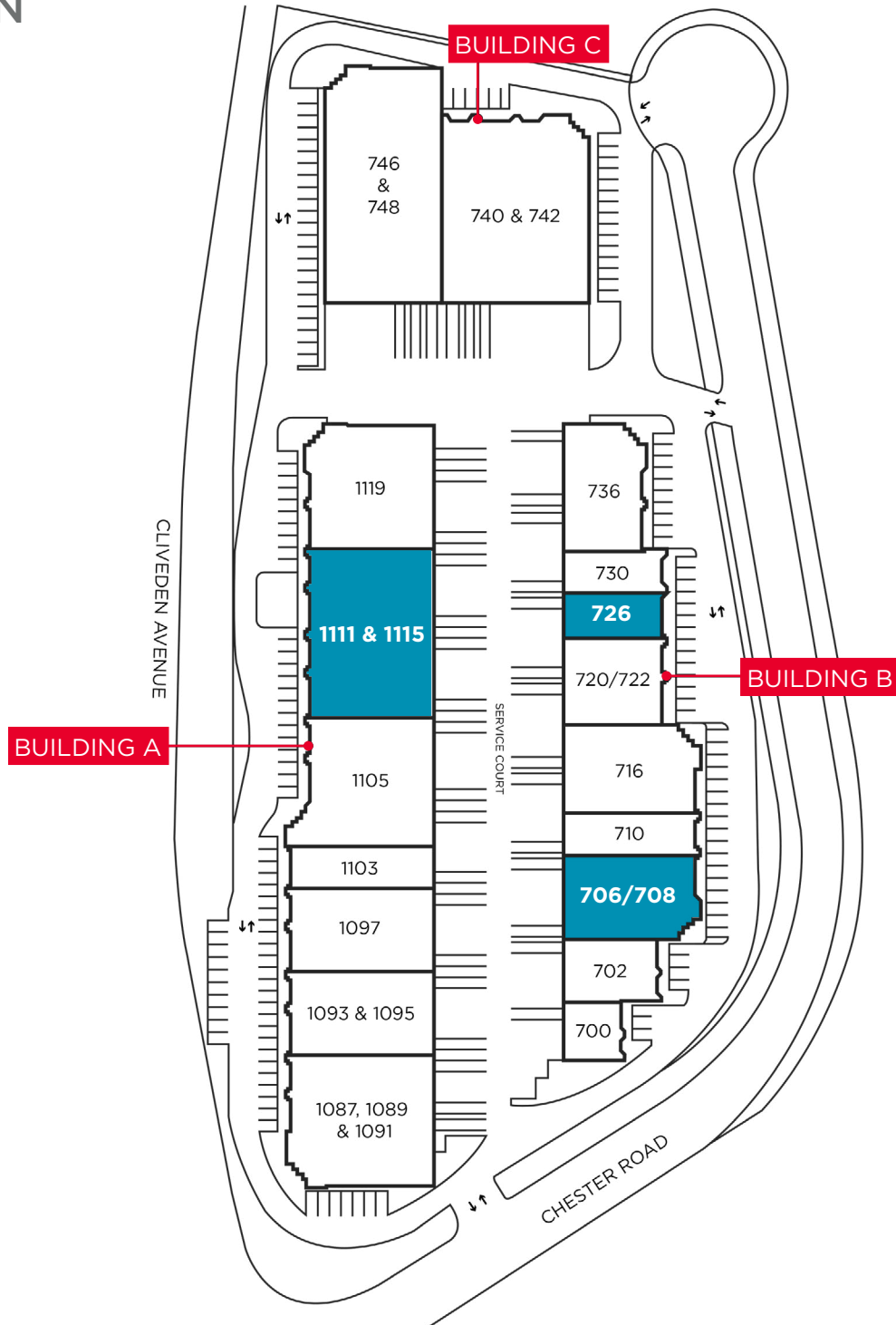
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# KINGSWOOD BUSINESS PARK

SITE PLAN





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## PROPERTY PHOTOS



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