



**INCLUDES 16,192 SF OF COLD STORAGE**

**39,417 SF AVAILABLE  
FOR SUBLEASE**

**1454  
1456**

**CLIVEDEN  
AVENUE**

Delta, BC



**COLD STORAGE**





# THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the rare opportunity to Sublease a 39,417 SF of warehouse with 16,192 SF of Cold Storage and office in Annacis Business Park. 1454 & 1460 Cliveden Avenue is conveniently located on Cliveden Avenue almost immediately adjacent to the Highway 91 interchange. Annacis Business Park is favoured by many local, national and international firms due to its central location and excellent accessibility to all areas of the lower mainland.



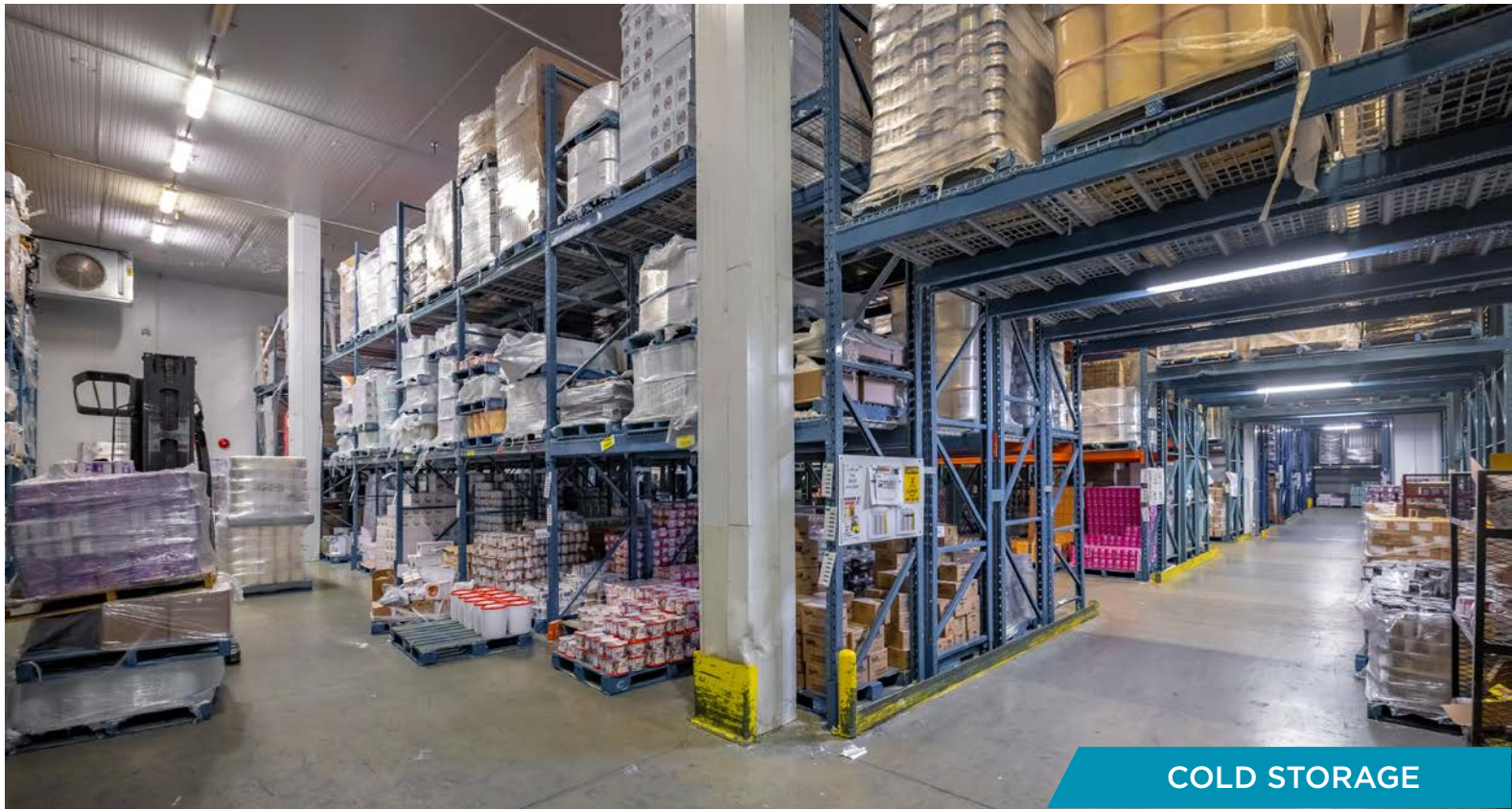
## FEATURES

### 1454 CLIVEDEN AVENUE

- 3 Dock and 1 Ramped Grade loading doors
- Open office layout
- Three private offices with boardroom on ground floor
- Five private offices with Men's and Women's washroom and glazing on mezzanine
- Men's and Women's washrooms with shower
- Breakroom
- 400 amp / 600 Volt Power with step-downs (to be confirmed by Subtenant)

### 1460 CLIVEDEN AVENUE

- 2 Dock loading doors
- 6 private offices
- 1 boardroom
- Lunchroom with kitchenette
- Men's and Women's washrooms



COLD STORAGE

## ZONING

**I2 Medium Impact Industrial** This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses. Click [here](#) to view the zoning bylaws.

## SUBLEASE RATE

Please contact listing agents

## ADDITIONAL RENT (2024)

Estimated to be \$6.52 PSF, per annum

## CEILING HEIGHT

25' clearance in warehouse

## AVAILABLE AREA

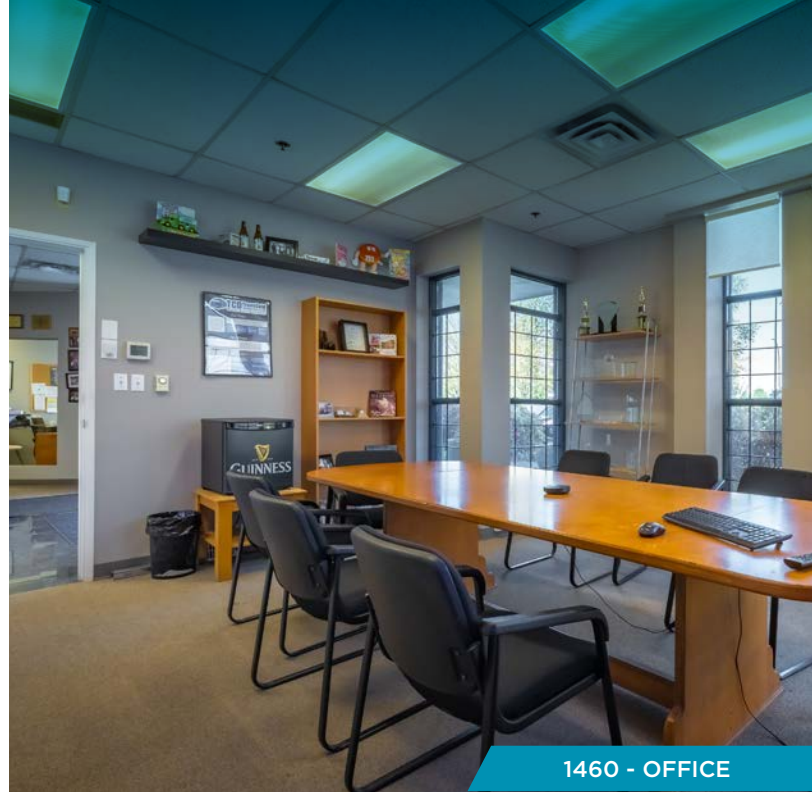
	1454 Cliveden	1460 Cliveden	Combined Area
<b>Warehouse*</b>	11,337 SF	20,356 SF	31,693 SF
<b>Ground Floor Office</b>	2,116 SF	4,304 SF	6,420 SF
<b>Mezzanine</b>	1,304 SF	0 SF	1,304 SF
<b>Total</b>	<b>14,757 SF</b>	<b>24,660 SF</b>	<b>39,417 SF</b>

\*Includes 16,192 SF of Cold Storage. Cold Storage has the option to be divided into two separate coolers, each with independently controlled temperatures. Contact listing agents for further details.





WAREHOUSE



1460 - OFFICE



WAREHOUSE

For more information, please contact:

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