

FOR SALE OR LEASE

167,000 SF BUILDING
ON 15.33 ACRES

830

CARLISLE ROAD
Delta, BC



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THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer to the market the opportunity to lease or acquire the buildings, related cranes, and long-term leasehold interest in the land at 830 Carlisle Road, Delta, BC (the "Property"). Opportunities of this size and scale are rarely available for sale or lease in Annacis Business Park, a popular and well-established industrial submarket that is located in the geographic centre of Metro Vancouver. The Property boasts easy access to all major highways and thoroughfares, YVR Vancouver Airport, Downtown Vancouver, the Port, and the US border.

SALIENT DETAILS

ADDRESS	830 Carlisle Road, Delta, BC
PID	007-768-273
LOT SIZE	15.33 acres (667, 775 sq. ft.)
TOTAL LEASABLE AREA	167,000 SF
WAREHOUSE SPACE	153,000 SF
FREESTANDING OFFICE BUILDING	14,000 SF
ZONING	I2
CLEAR CEILING HEIGHT	41'
POWER	0.75MVA/480 Volt, 3-phase
PREPAID LAND LEASE EXPIRY	April 30, 2071 (47 years remaining)
ASSESSED VALUE	\$96,302,300 (2024)
PROPERTY TAX	\$652,916.36 (2023)

PROPERTY HIGHLIGHTS

- Low site coverage
- Heavy power
- 41' clear ceiling height in warehouse building
- Largely clear span
- Building and yard cranes
- On site rail spur into building ties in to Southern Rail line
- +/- 78 parking stalls
- 4 oversize grade-level loading doors
- Paved yard

PRICE GUIDANCE & OFFERING PROCESS

Dataroom available upon execution of a confidentiality agreement





LOCATION HIGHLIGHTS

- ✓ Central location in one of Delta's most established industrial districts, Annacis Business Park
- ✓ Nearby access to major arterial and transportation networks
- ✓ Multiple points of ingress and egress



DOWNTOWN

HIGHWAY

T Metrotown

T Royal Oak

KINGSWAY (1A)

MARINE WAY

EAST-WEST CONNECTOR

RICHMOND

DRIVE TIMES

MUNICIPALITIES

New Westminster	15 min
Richmond	17 min
Surrey	18 min
Burnaby	19 min
Downtown Vancouver	31 min
Abbotsford	51 min

INDUSTRIAL INFRASTRUCTURE

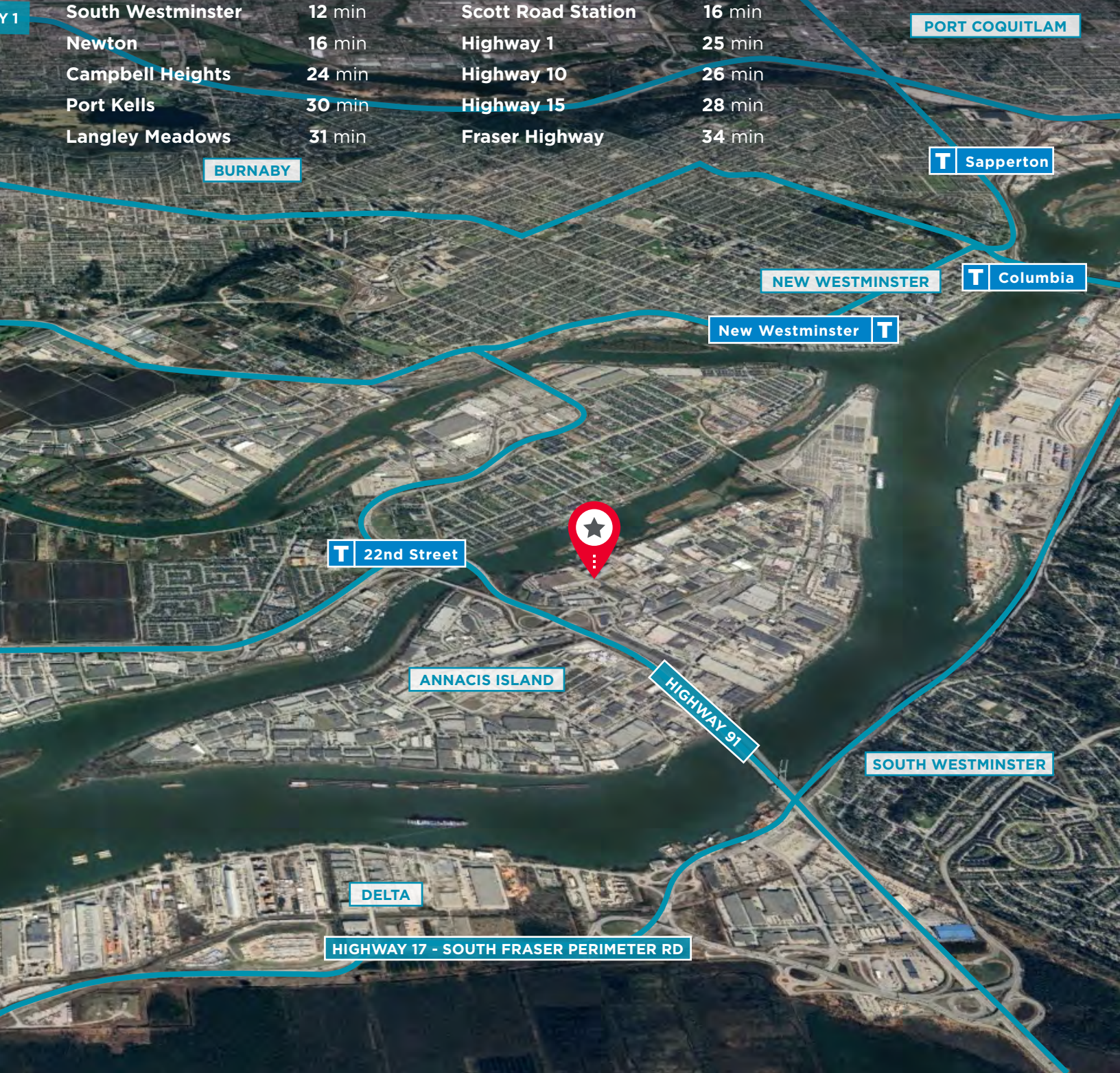
YVR Airport	16 min
Deltaport	26 min
USA Border	29 min
Port of Vancouver	32 min
North Vancouver Port	44 min
YXX Airport	49 min

MAJOR INDUSTRIAL NODES

New Westminster	11 min
South Westminster	12 min
Newton	16 min
Campbell Heights	24 min
Port Kells	30 min
Langley Meadows	31 min

TRANSPORTATION NETWORK

SFPR	13 min
Scott Road Station	16 min
Highway 1	25 min
Highway 10	26 min
Highway 15	28 min
Fraser Highway	34 min



COQUITLAM

PORT COQUITLAM

T Sapperton

T Columbia

NEW WESTMINSTER

New Westminster T

T 22nd Street

ANNACIS ISLAND

HIGHWAY 91

SOUTH WESTMINSTER

DELTA

HIGHWAY 17 - SOUTH FRASER PERIMETER RD



DOWNTOWN VANCOUVER

BRENTWOOD

QUEENSBOROUGH

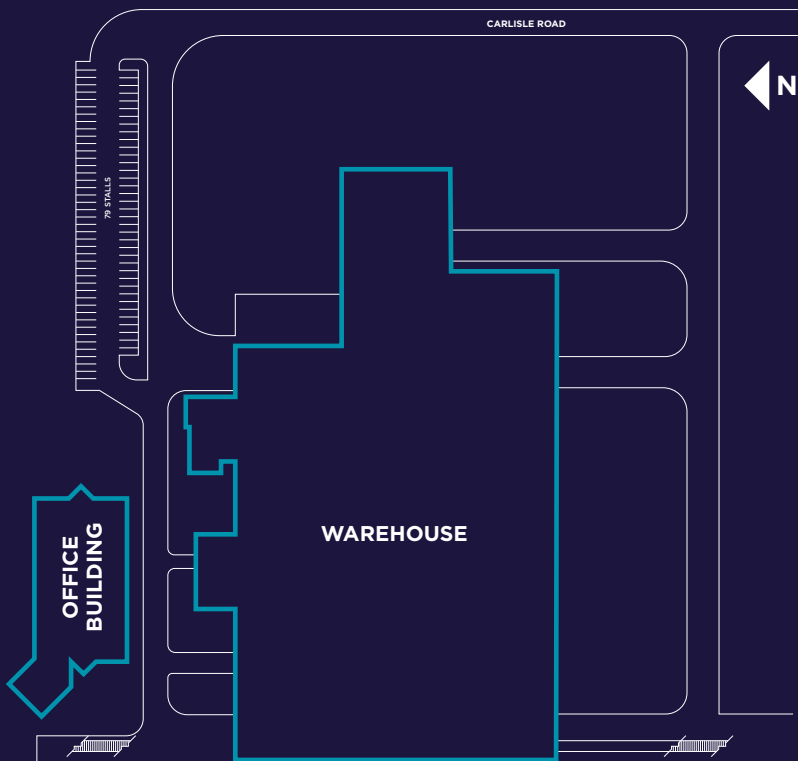
HIGHWAY 91

ANNACIS CHANNEL

RAIL SPUR

SOUTHERN RAIL LINE

SITE PLAN



EXISTING CRANES

BAY 1	2 X 6.25 MT 2 X 10 TON
BAY 2	2 X 5 TON 2 X 10 TON 2 X 5 TON
BAY 3	2 X 5 TON 2 X 5 TON 2 X 5 TON
YARD WEST	2 X 6 TON
YARD EAST	2 X 6 TON





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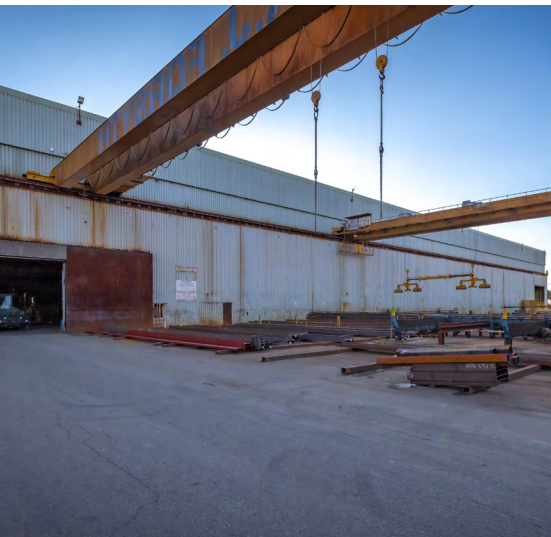
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CARLISLE ROAD

Delta, BC

EXISTING SUBLEASE INCOME

SUBLEASED AREA	TERM	INCOME
1.14 Acres	Month-to-month	\$11,380/month or \$136,560/year
0.85 Acres	9/1/23 - 8/31/24	\$10,400/month or \$124,800/year
1,200 sq. ft.	8/1/23 - 7/31/24	\$3,500/month or \$42,000/year
420 sq. ft.	4/1/20 - 3/31/25	\$22,000/year



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