# FOR SALE 167,000 SF BUILDING ON 15.33 ACRES



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CUSHMAN & WAKEFIELD

#### FOR SALE

CARLISLE ROAD Delta, BC

### THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer to the market the opportunity to 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 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**

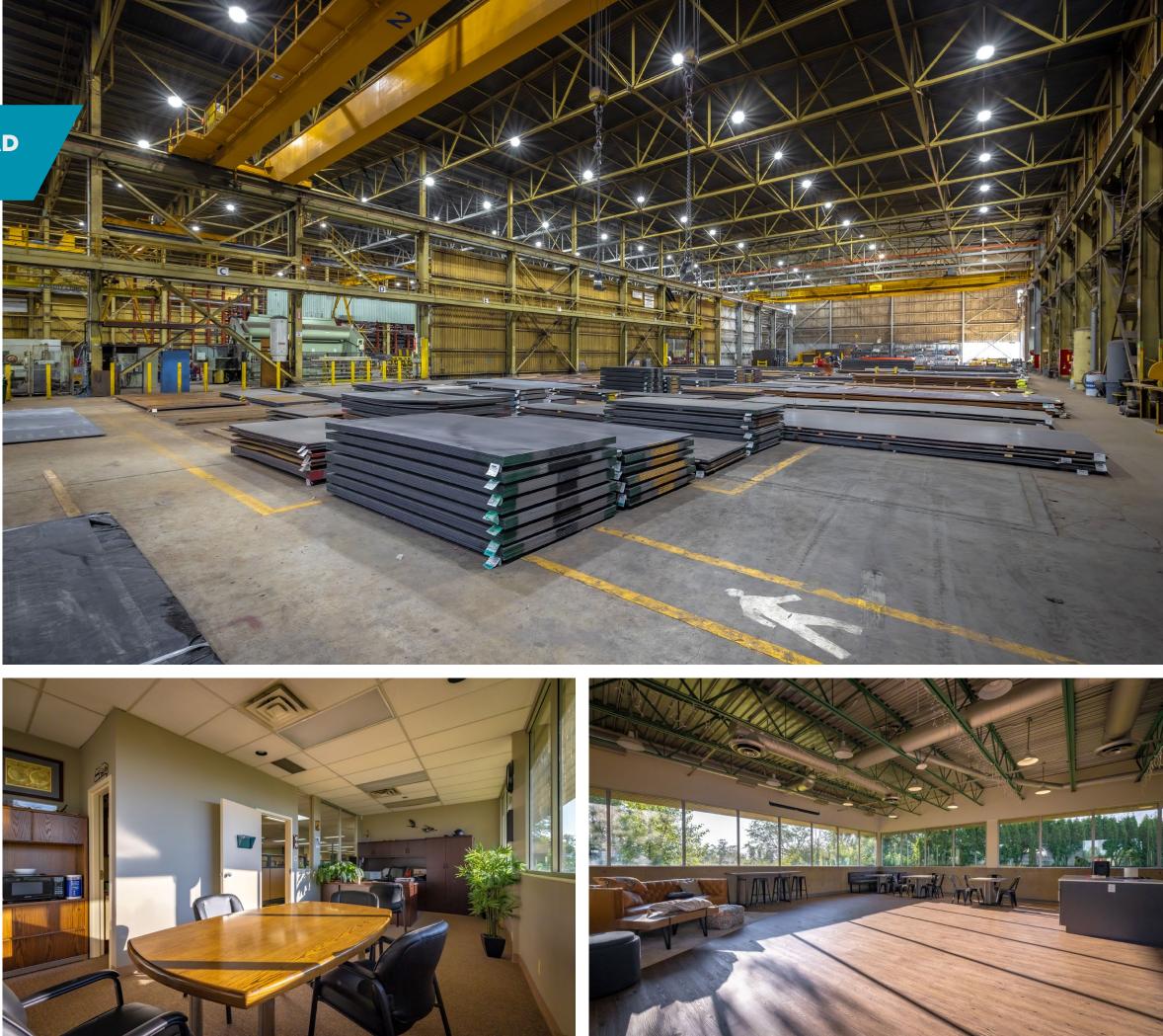
ADDRESS	830 Carlisle Road, Delta, BC
PID	007-768-273
LOT SIZE	15.33 acres (667, 775 sq. ft.)
TOTAL LEASABLE AREA	167,000 SF
WAREHOUSE SPACE	153,000 SF
FREESTANDING OFFICE BUILDING	14,000 SF
ZONING	12
CLEAR CEILING HEIGHT	41'
CLEAR CEILING HEIGHT	41'
CLEAR CEILING HEIGHT POWER PREPAID LAND LEASE	41' 0.75MVA/480 Volt, 3-phase April 30, 2071
CLEAR CEILING HEIGHT POWER PREPAID LAND LEASE EXPIRY	41' 0.75MVA/480 Volt, 3-phase April 30, 2071 (47 years remaining)

#### PROPERTY **HIGHLIGHTS**

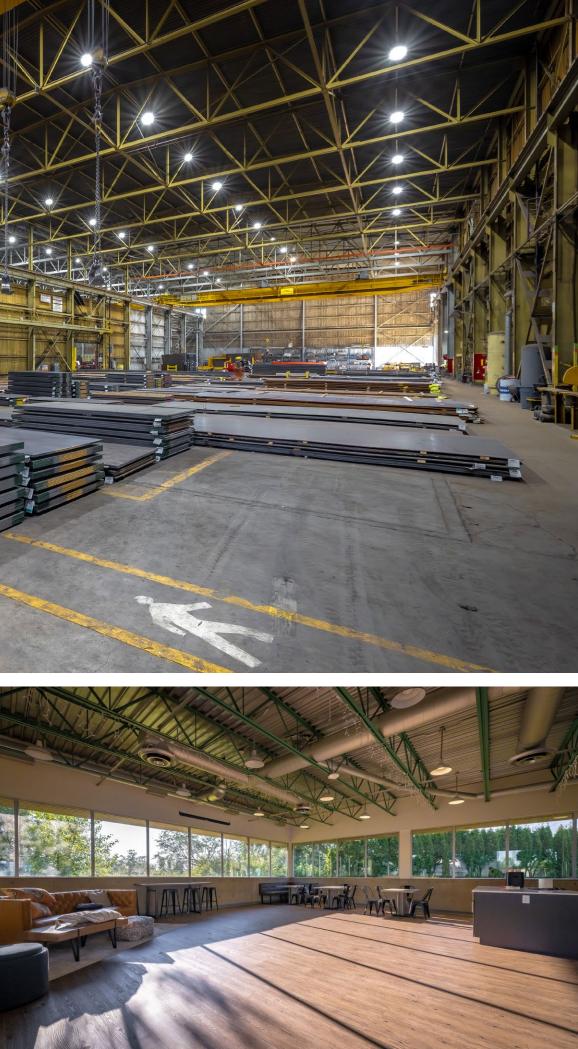
- Low site coverage
- . Heavy power
- 41' clear ceiling height in warehouse building •
- Largely clear span •
- Building and yard cranes •
- On site rail spur into building ties in to Southern Rail line •
- +/- 78 parking stalls ٠
- 4 oversize grade-level loading doors
- Paved yard

## PRICE **GUIDANCE** & OFFERING **PROCESS**

Dataroom available upon execution of a confidentiality agreement



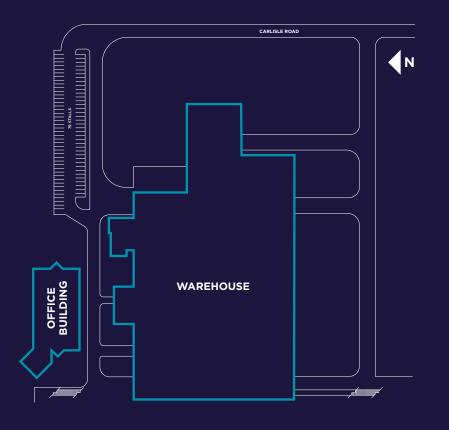




	Central location in one of Delta's most established industrial districts, Annacis Business Park		MUNICIPALITIES		INDUSTRIAL INFRAST	RUCTURE	
LOCATION	industrial districts, Annacis Business Park		New Westminster	<b>15</b> min	YVR Airport	<b>16</b> min	DRIVE
HIGHLIGHTS	Nearby access to major arterial and transportation networks		Richmond	<b>17</b> min	Deltaport	<b>26</b> min	TIMES
			Surrey	<b>18</b> min	USA Border	<b>29</b> min	
	Multiple points of ingress and egress		Burnaby	<b>19</b> min	Port of Vancouver	<b>32</b> min	
the second se			Downtown Vancouver	<b>31</b> min	North Vancouver Port	<b>44</b> min	COQUITLAM
Min Min Marine	P. Difference P. In	1 . Testelliter, etc.	Abbotsford	<b>51</b> min	YXX Airport	<b>49</b> min	Constanting of the second of the
DOWNTOWN			MAJOR INDUSTRIAL NODES TRANSPORTATION N			TWORK	A Carlo
			New Westminster	11 min	SFPR	13 min	Thank in
	the share have the second second	HIGHWAY 1	South Westminster	<b>12</b> min	Scott Road Station	16 min	
			Newton	16 min	Highway 1	25 min	PORT COQUITLAM
			Campbell Heights	<b>24</b> min	Highway 10	<b>26</b> min	
	T Metrotown		Port Kells	<b>30</b> min	Highway 15	<b>28</b> min	
	T Royal Oak KINGSWAY (1A)		Langley Meadows	<b>31</b> min	Fraser Highway	<b>34</b> min	
			BURNABY	Y			T Sapperton
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### 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

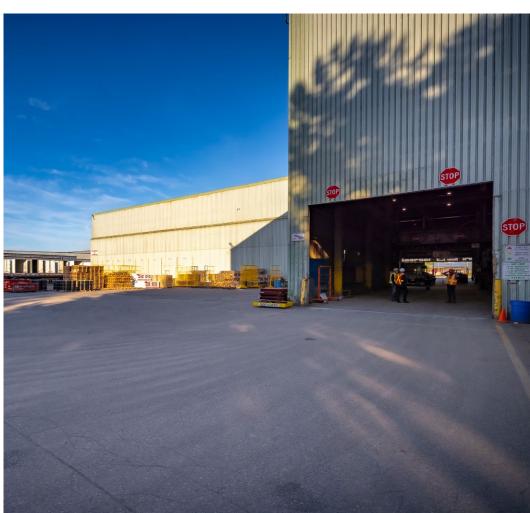






## EXISTING SUBLEASE INCOME

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



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