

# FOR SALE

## 1638 DERWENT WAY

DELTA, BRITISH COLUMBIA

57,461 SF Freestanding Food Processing Facility on 2.41 Acres



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## Building Area

MAIN FLOOR	43,922 SF
SECOND FLOOR	13,469 SF
<b>TOTAL AREA</b>	<b>57,461 SF</b>

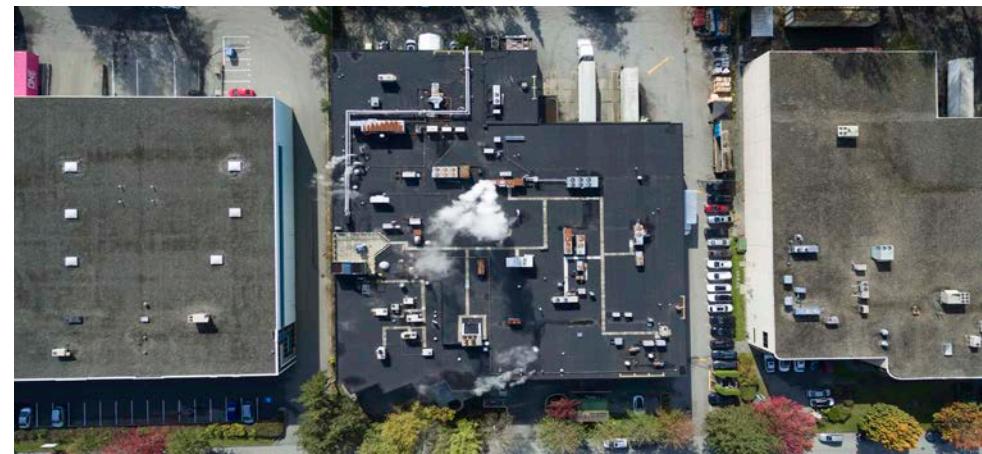
## Features

- Purpose-built food processing facility featuring warehouse, manufacturing, and production areas
- Includes existing freezers and coolers, ideal for temperature-controlled operations
- Loading accommodates 53' trailers for efficient logistics and distribution
- Heavy power
- Unparalleled accessibility to Highway 91
- Ample on-site parking for staff and visitors
- Flexible I-2 zoning allows for a range of general low and medium industrial uses
- Property well maintained and landscaped



## Property Details

<b>PID</b>	015-811-883
<b>ZONING</b>	I-2
<b>LOADING DOORS</b>	4 dock and 1 grade
<b>CEILING HEIGHT</b>	24' clear
<b>SITE SIZE</b>	2.41 acres
<b>PARKING</b>	52 parking stalls
<b>POWER</b>	1,000 amp, 600 volt
<b>AVAILABILITY</b>	Contact listing agents
<b>PROPERTY TAX (2024)</b>	\$198,916.30
<b>SALE PRICE</b>	<b>\$20,080,000   \$349 PSF</b>



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DELTA, BRITISH COLUMBIA



## Location

The Property is situated in the heart of Annacis Island's established industrial district. Minutes from Highway 91 and Highway 99, it offers seamless connectivity to Vancouver International Airport (YVR), the Port of Vancouver, and the U.S. border, making it an ideal location for logistics, distribution, and international trade operations.

Positioned near the Queensborough commercial area and adjacent to major industrial parks, the site benefits from consistent commercial and freight traffic. Surrounded by a dynamic mix of light industrial, warehousing, and service-oriented businesses, the area offers high visibility, strong infrastructure, and proximity to key labour and transportation networks.

<b>12 min</b>	Richmond City Centre
<b>20 min</b>	YVR International Airport
<b>30 min</b>	GCT Delta Port
<b>35 min</b>	Vancouver City Centre

## Connect with us for more information

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