

FOR SALE

1638 DERWENT WAY

DELTA, BRITISH COLUMBIA

57,461 SF Freestanding Food Processing Facility on 2.41 Acres



CBRE

THE
INDUSTRIAL
SPECIALISTS





Building Area

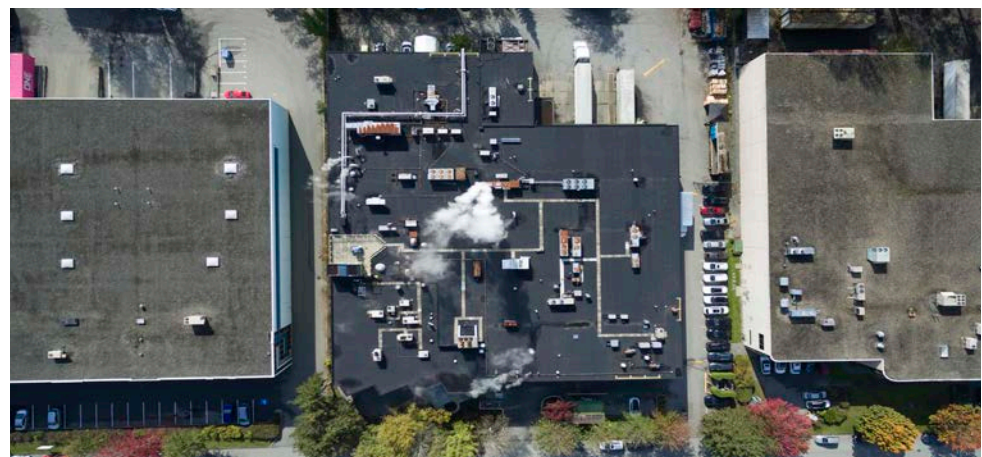
MAIN FLOOR	43,922 SF
SECOND FLOOR	13,469 SF
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TOTAL AREA	57,461 SF

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

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



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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.

12 min	Richmond City Centre
20 min	YVR International Airport
30 min	GCT Delta Port
35 min	Vancouver City Centre

Connect with us for more information

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