



FOR LEASE

588 Annance Court Delta, BC

Asking Price

\$18.95/SF

30,270 SF Tier-1 Unit
Available Immediately

A coveted Annacis Island leasing opportunity



Zoned and configured for a multitude of uses



Unparalleled access to Greater Vancouver
and major transport links



Proudly owned by Grosvenor, the original
developer of Annacis Island since 1952

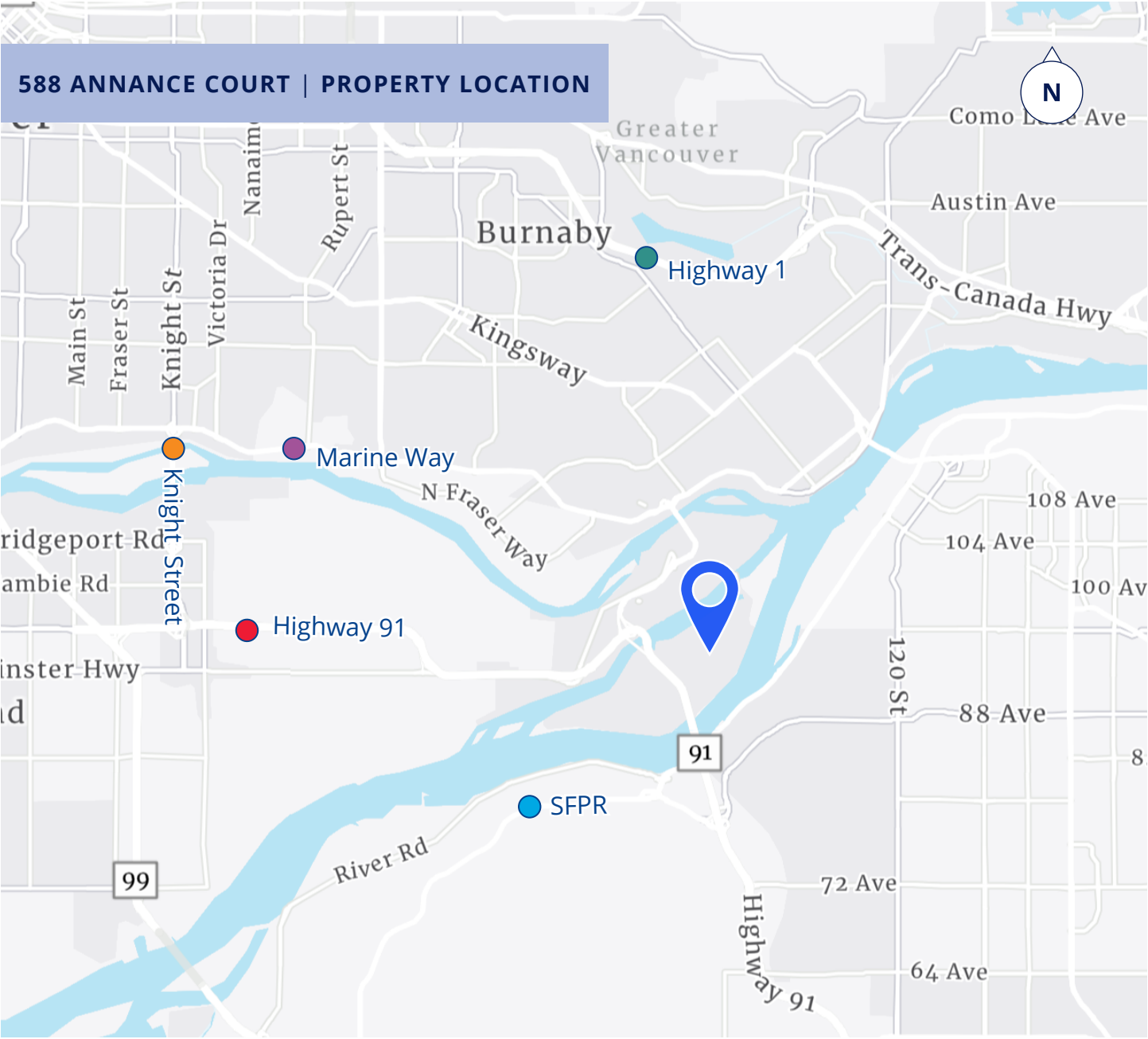


588 ANNANCE COURT | PROPERTY PROFILE

Available immediately, the opportunity to lease **30,270 SF** in Grosvenor’s Annacis Business Park. 588 Annance Court, also known as Millenium II or “M2” is centrally located, a 3-minute drive from Highway 91 providing access to Downtown Vancouver, the US border and urban centres. Professionally managed and kept to the highest standards, the unit has recently been updated and offers ample parking and loading ideal for distribution and logistics businesses. Grosvenor is the largest landowner on the Island, owning the following:

- Income portfolio:** 11 properties totalling 920,711 sq. ft
- Ground Leases:** 7 land parcels on 21.6 acres, riparian rights (water rights for waterfront property), and a water lot
- Pre-Paid Ground Lease:** 19 land parcels on 116.1 acres

30,270 SF	25,770 SF	4,500 SF	18
Unit size	Industrial area	Office area	Parking stalls
7	2	26'	3
Dock doors	Grade doors	Clear height	Phase electric power
I-2	Ample	Immediate	\$7.32 /SF
Zoning	Parking	Possession	Additional Rent (est. 2026 excluding management & admin fee)



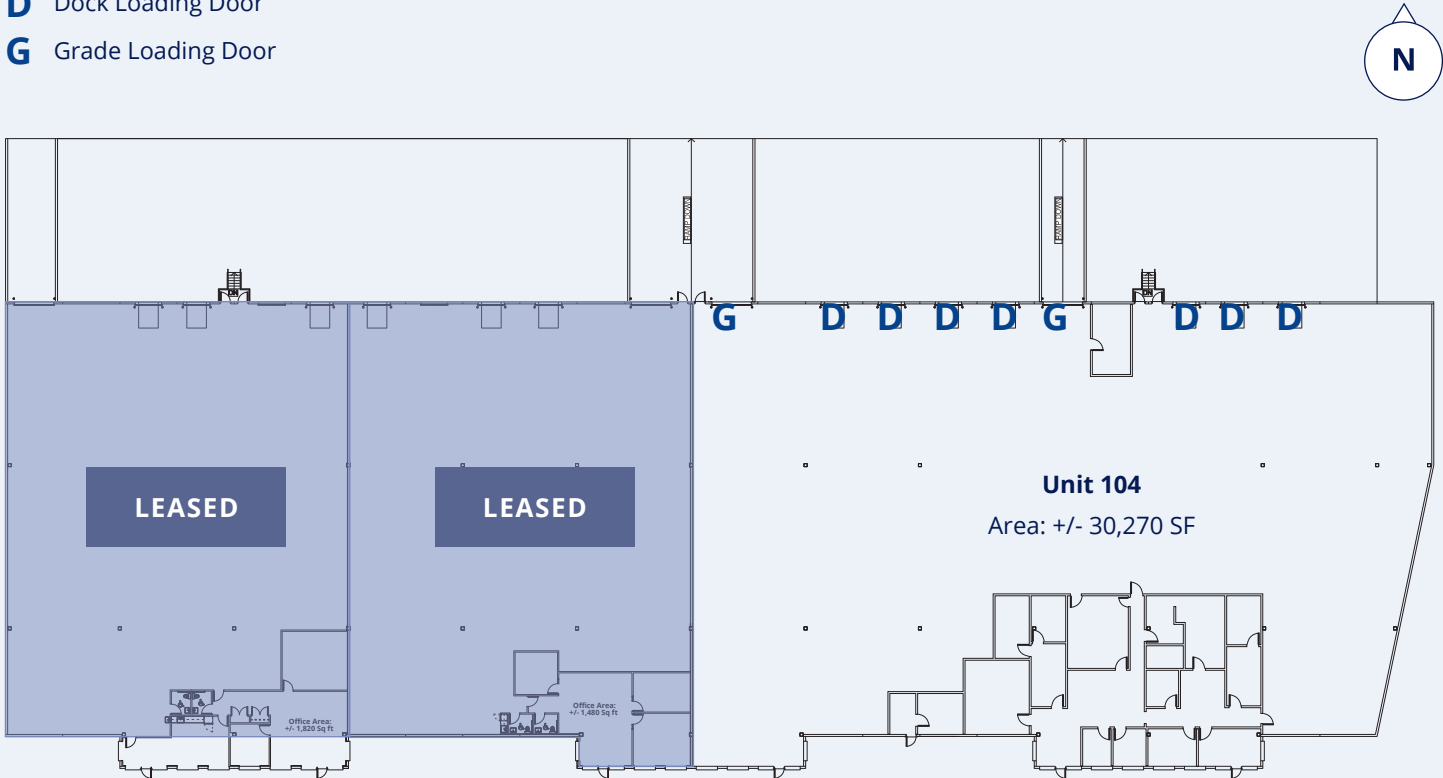
588 ANNANCE COURT | PROPERTY LOCATION

588 Annance Court is easily accessed from the Highway 91 interchange into Annacis Business Park via Chester Road or Audley Boulevard. Located in the geographic centre of Metro Vancouver, Annacis Business Park is a preferred hub for both import and local distribution.

1 - 10mins	Food and Dining amenities South Fraser Perimeter Road
20 - 25mins	YVR US Border
25 - 30mins	Port Mann Bridge DeltaPort 200 th Street Interchange @ Highway 1

Building Breakdown

- D Dock Loading Door
- G Grade Loading Door



Unit 104

Office*	4,500 SF <i>*office space may not be exactly as shown on plan</i>
Warehouse	25,770 SF
Total	30,270 SF
Loading	7 Dock, 2 Grade

Property Highlights

Recently undergoing a complete refurbishment, Unit 104 is move-in ready and has been upgraded to a high standard, providing a clean and efficient environment for a variety of users. Key features include:

- Fully white-boxed office and warehouse areas, offering a bright and versatile interior
- Newly installed LED lighting in the warehouse for reduced energy costs
- Updated office improvements designed for comfort and functionality
- New dock seals and bumpers, enhancing loading performance and operational efficiency





The Offer Process

To receive detailed information about the property, and/or to arrange a viewing please, contact the agents below.

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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