



Unit 105 - 13431 Maycrest Way, Richmond

# FOR LEASE: Final Unit Remaining 4,118 SF Warehouse and Office Space

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# Property Overview

Opportunity to lease a **4,118 SF unit** with dock loading in a strategically located multi-tenant facility.

Situated in the Crestwood Industrial area of Richmond, the units offer convenient access to Mitchell Island, South Vancouver, Bridgeport Road, and Highways 91 and 99.

Zoning	IB1: Industrial Business Park allowing for a wide range of industrial and commercial uses
Features	<ul style="list-style-type: none"><li>• 19' clear ceiling height</li><li>• Fully sprinklered</li><li>• Overhead gas forced air heaters throughout the warehouse</li></ul>
Asking Lease Rate	\$19.95/SF
Additional Rent (est. 2025)	\$7.02/SF
Availability	30 days' notice



Property Entrance



Loading Area



Close proximity to major highways



Nearby big box retailers including IKEA & Home Depot



Well maintained, professionally managed complex



Extensive glazing to the office areas



Close to labour pools & bus access



Ample unit parking and street front parking



# Unit 105

## Building Area\*

Ground Floor Office	1,734 SF
Warehouse	2,384 SF
<b>TOTAL</b>	<b>4,118 SF</b>

## Loading

One (1) dock loading door







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