

## **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	
Features	<ul> <li>19' clear ceiling height</li> <li>Fully sprinklered</li> <li>Overhead gas forced air heaers throughout the warehouse</li> </ul>	
Asking Lease Rate	\$19.95/SF	
Additional Rent (est. 2025)	\$7.02/SF	
Availability	30 days' notice	







Close proximity to major highways



Well maintained, professionally managed complex



Close to labour pools & bus access



Nearby big box retailers including IKEA & Home Depot



Extensive glazing to the office areas

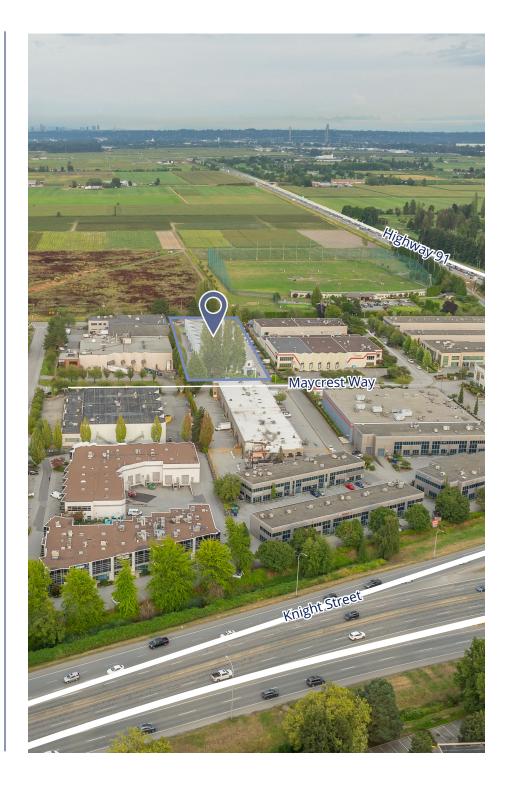


Ample unit parking and street front parking

## Unit **105**

Loading	TOTAL  One (1) dock loading door	4,118 SF
Building Area*	Warehouse	2,384 SF
	Ground Floor Office	1,734 SF







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