

FOR LEASE

170-2840 OLAFSEN AVENUE

RICHMOND, BRITISH COLUMBIA

Opportunity to lease 3,240 square feet of industrial warehouse space in North Richmond, conveniently located off Bridgeport Road



Alex Mei 梅嘉俊

Personal Real Estate Corporation
Associate Vice President
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

Joel Barnett

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

Steve Brooke

Personal Real Estate Corporation
Senior Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

THE PROPERTY

Unit size

2,740 SF (Warehouse)

500 SF (Office)

3,240 SF Total

IR1 Zoning

Industrial Retail - Allows for general industrial uses, supporting office uses & a range of retail uses.

LOADING 1 grade door

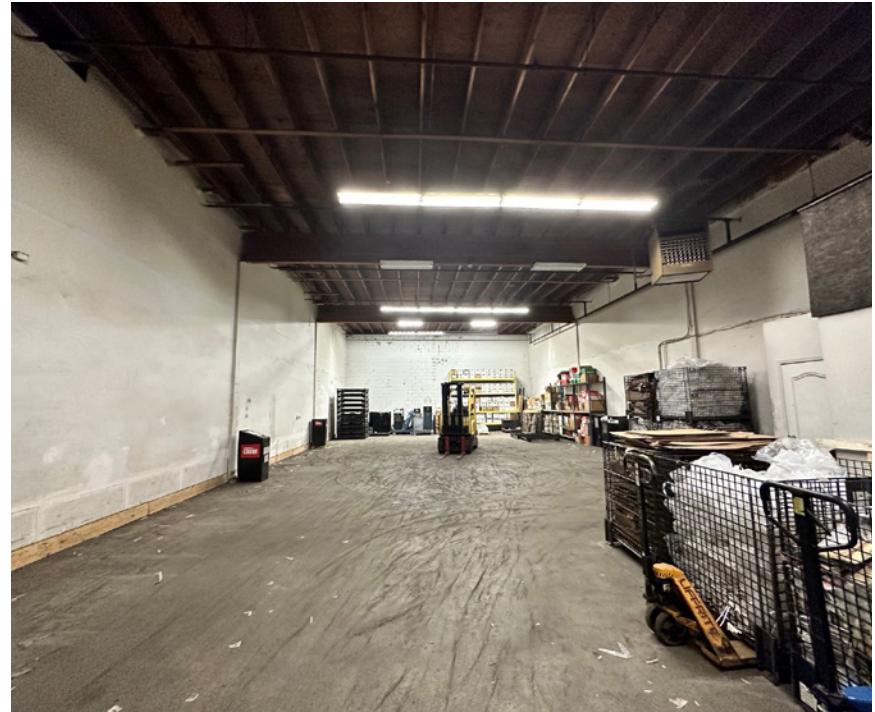
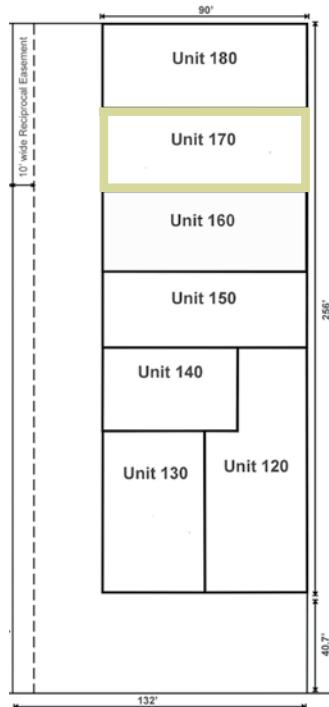
CEILING HEIGHT 18' clear

PARKING 2 designated stalls + loading area

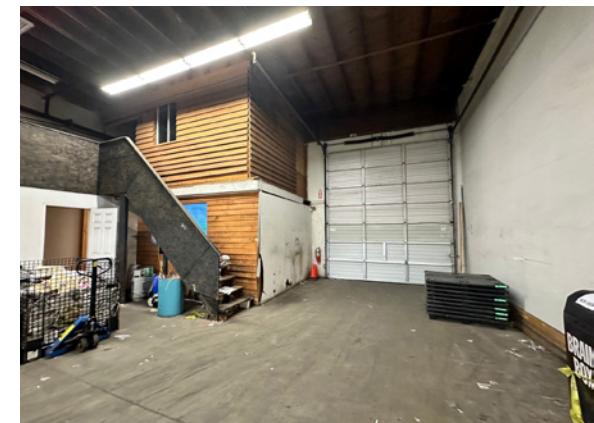
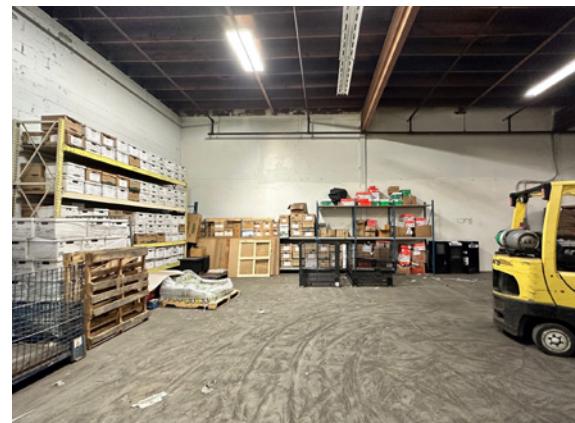
BASIC RENT \$19.00 PSF

ADDITIONAL RENT \$4.75 PSF (est.)

AVAILABILITY Immediately



This well-maintained unit boasts an open floor plan, 18' clear warehouse ceiling height and a large grade loading door configuration.



LOCATION



DRIVE TIMES



MIN
TO YVR AIRPORT



MIN
TO RICHMOND CENTRE



MIN
TO DOWNTOWN
VANCOUVER

Centrally located near Bridgeport Road and No. 5 Road in North Richmond. Easy access to Highway 91, 99, Downtown Vancouver and Vancouver International Airport.

Connect with us for more information

Alex Mei 梅嘉俊

Personal Real Estate Corporation
Associate Vice President
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

Joel Barnett

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

Steve Brooke

Personal Real Estate Corporation
Senior Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirronics Analytics, Microsoft Bing, Google Earth. Images: Southgranville.org



theindustrialspecialists.com

CBRE | THE
INDUSTRIAL
SPECIALISTS