

FOR LEASE

SMALL-BAY INDUSTRIAL WAREHOUSE UNIT WITH OFFICE

# GREEN ACRES BUSINESS CENTRE

120 - 4471 NO. 6 ROAD, RICHMOND, BC V6V 1P8



FOR MORE  
INFORMATION  
CONTACT:

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Commercial Real Estate Advisory  
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## PROPERTY DESCRIPTION

Opportunity to lease 3300 sf of industrial warehouse and office with excellent exposure in North Richmond. IB1 zoning allows for a wide range of uses, including warehousing and distribution, storage, light manufacturing, showroom, office use, and more. The unit features ground floor showroom with open warehouse space, 1 grade loading overhead door, 23' clear ceiling heights, storage mezzanine, second-floor office with kitchenette, main and second floor washrooms, and 4 assigned parking stalls. Conveniently located with easy connectivity all through Metro Vancouver, Downtown Vancouver, the Airport, the US Border, and Highways 99 and 91.

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr
Additional Rent:	\$7.21 SF/yr (est.)
Available SF:	2340 - 3,300 SF
Unit Size:	3,300 SF

## AVAILABLE AREA

2064 SF - Main Floor incl. Warehouse  
 276 SF - Mezzanine Storage  
 960 SF - 2nd Floor Office

3300 SF Total Area



**CREST REALTY**

Each office independently owned and operated

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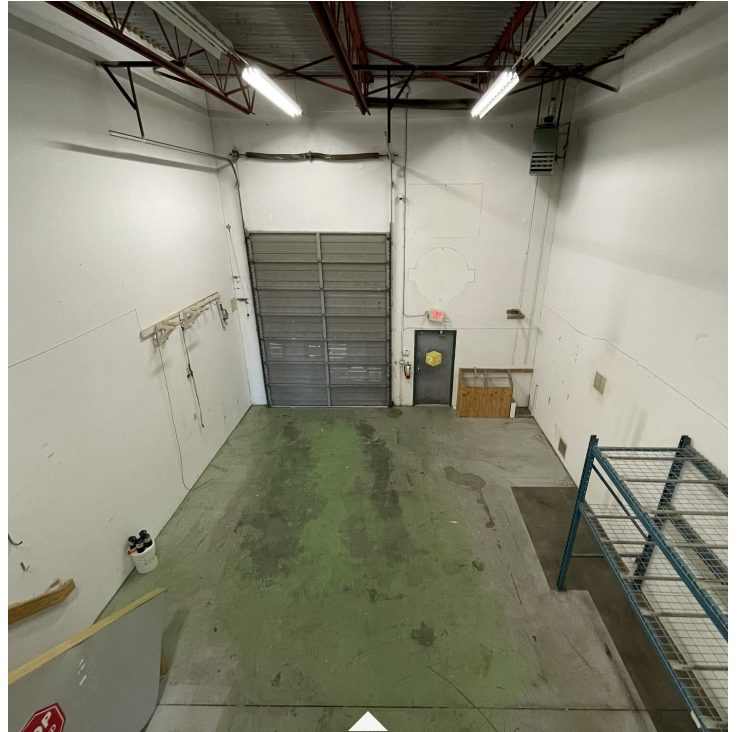
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#290 - 3631 No. 3 Rd  
 Richmond, BC V6X 2B9

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Civic Address	120 - 4471 No. 6 Road
Property Type	Small-Bay Industrial Warehouse with Office
Permitted Use	Warehouse/Distribution, Showroom, Storage, Office, Flex
Zoning	IB1
Clear Ceiling Height	23'
Loading Door	1 Grade Loading (10' x 12')
Electrical	100A, 120/208V, 3 Phase
HVAC	Yes
Kitchenette	1 Upstairs
Washrooms	2
Number of Floors	2
Parking Spaces	4
Availability	August 1, 2023



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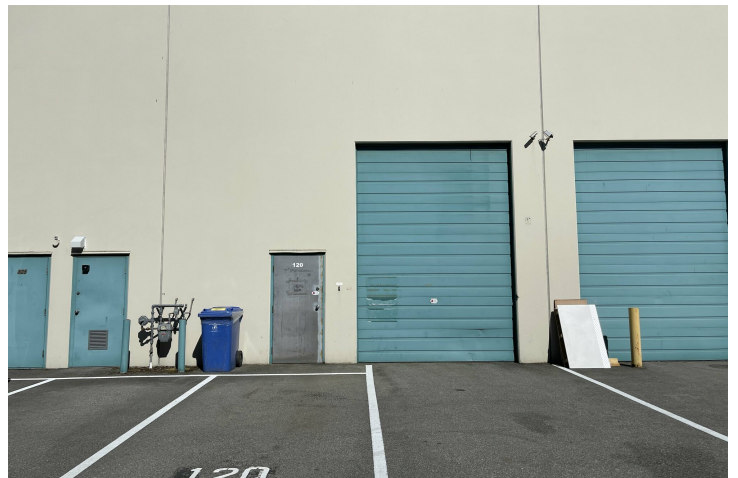
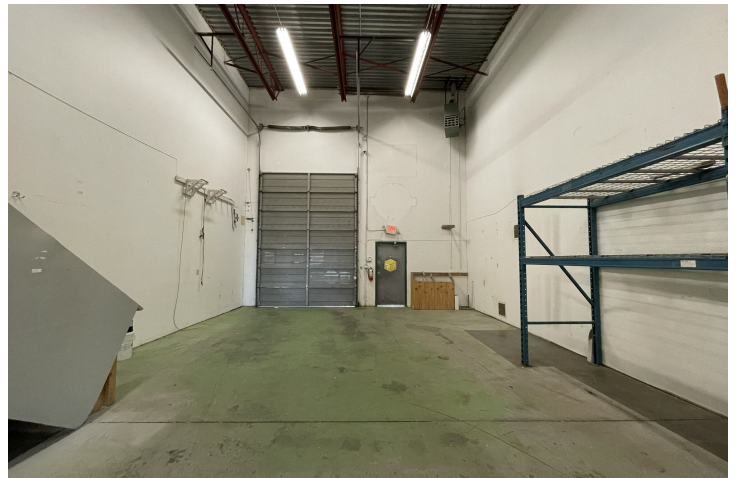
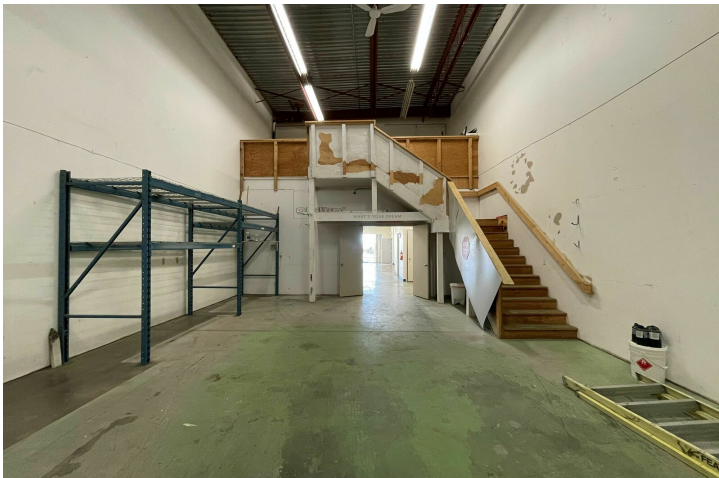
FOR LEASE

SMALL-BAY INDUSTRIAL WAREHOUSE WITH OFFICE PROPERTY

ADDITIONAL PHOTOS

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COMMERCIAL®

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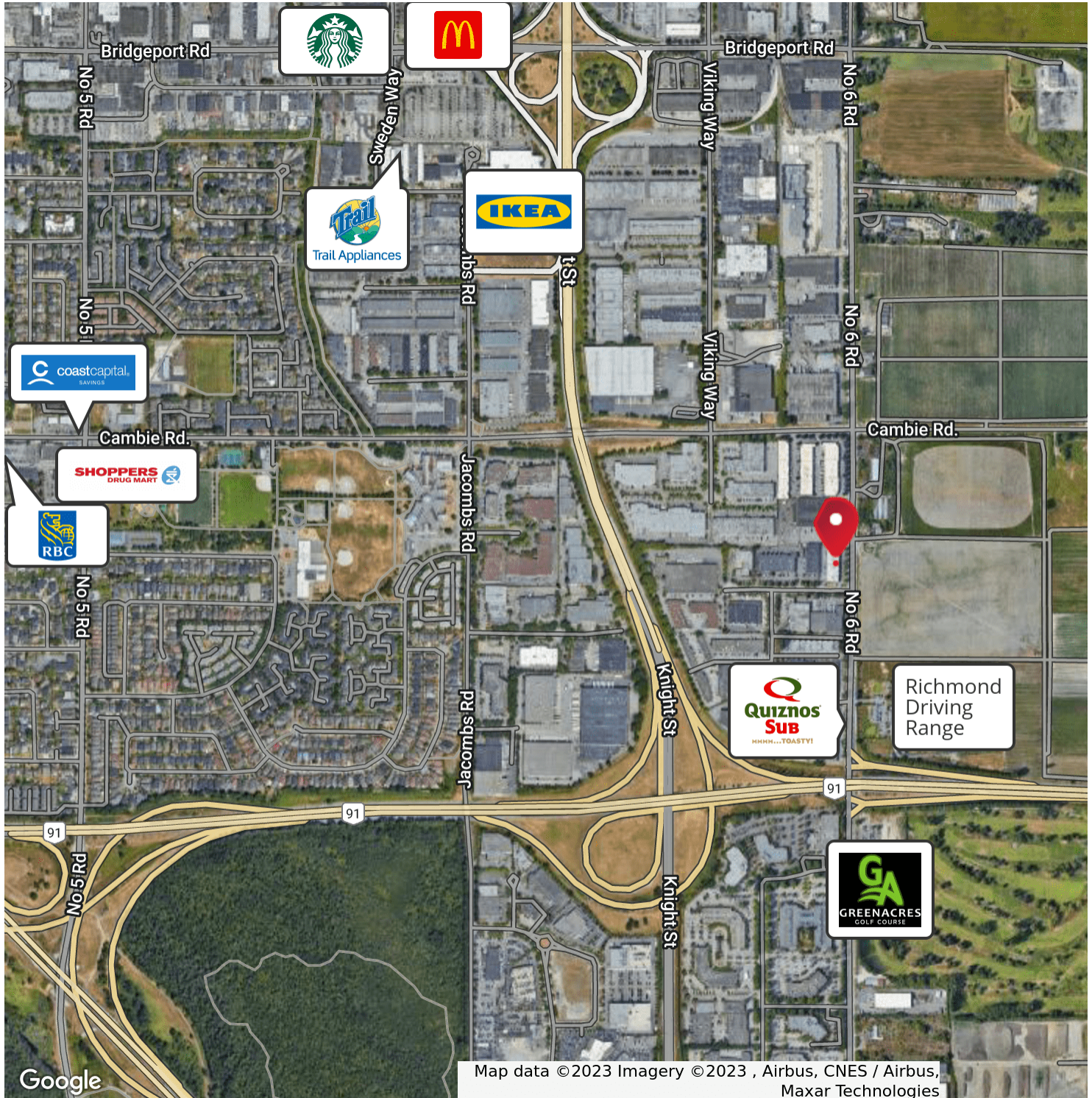
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LOCATION MAP

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