

FOR LEASE

RIVERS REACH BUSINESS PARK

#128 - 1999 SAVAGE ROAD, RICHMOND, BC



LOCATION: Rivers Reach Business Park is primely located in North Richmond. The property is located just East of the #6 Road and River Road. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL DISTANCES: Downtown Vancouver 30 minutes
Vancouver International Airport 10 minutes
U.S. Border 30 minutes

ZONING: IL light industrial providing for a broad range of distribution, service and Light industrial uses.

AREA: Main Floor: 1,510 square feet
Second Floor: 1,450 square feet
Total: 2,960 square feet

UNIT FEATURES:

<u>Second Floor Office</u>	<u>Main Floor Warehouse</u>
- 5 separate offices	- Front/Grade Level loading
- Boardroom	- 25' (W) x 60' (L) bay size
- Kitchen	- H/C accessible washroom
- Washroom with shower	- 10' ceiling heights
- HVAC	- 7' (H) x 6' (W) loading door

LEASE RATE: \$12.00 per sq. ft. plus GST (or) \$2,960.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$3.80 sq. ft. plus GST (or) \$937.33 per month plus GST

For Further Information, Please Contact:

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