



FOR SUB-LEASE

OFFICE / WAREHOUSE

#178 - 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 Warehouse:	1,510 square feet
Second Floor Office:	<u>809</u> square feet
Total:	2,319 square feet

FEATURES:

<u>WAREHOUSE</u>	<u>SECOND FLOOR OFFICE</u>
- 10' to 22' clear ceiling heights	- Fully air-conditioned
- 3 phase – 100 amp service	- Two (2) private offices
- Overhead natural gas unit heater	- Fluorescent lighting
- Handicapped washroom	- T-bar ceilings
- Grade level loading	- Skylight and opening windows with blinds
	- Kitchenette
	- One (1) washroom

PARKING: Three (3) parking stalls out front of unit including loading door

LEASE RATE: \$12.50 per sq. ft. plus GST (or) \$2,415.63 per month plus GST *until March 31, 2021*

OPERATING COSTS &

PROPERTY TAXES: \$3.07 per sq. ft. plus GST (or) \$593.03 per month plus GST

For Further Information, Please Contact:

PETER HALL PREC* / STEVE HALL / BRADEN HALL - RE/MAX CREST

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