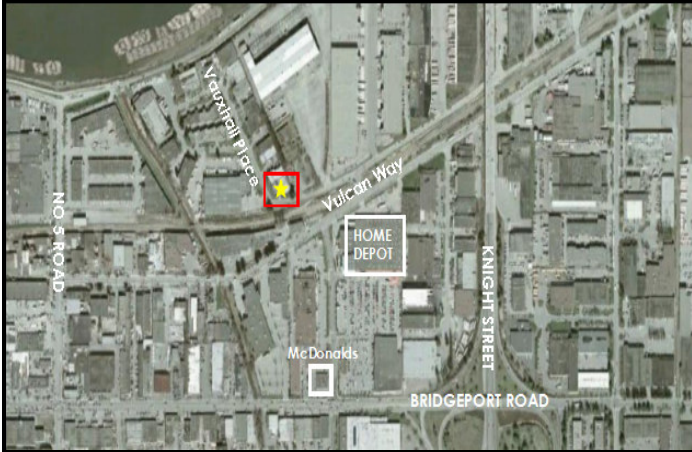


FOR LEASE

OFFICE/WAREHOUSE

2551 VAUXHALL PLACE, RICHMOND, BC



LOCATION: The subject property is strategically located in North Richmond just northwest of the Knight Street and the Bridgeport Road intersection. This location enjoys quick and easy access to all areas of Metro Vancouver via Highway 99, Highway 91, Marine Way, and the South Fraser Perimeter Road. The Vancouver International Airport is only 10 minutes away, Downtown Vancouver is 30 minutes away and the US Border is 25 minutes away.

ZONING: IL – Light Industrial which permits a wide range of uses including warehousing, wholesaling, manufacturing and ancillary office

- FEATURES**
- Concrete block and wood frame construction
 - 18' clear ceiling heights in warehouse area
 - One 10' x 12' grade level loading door
 - One (1) washroom
 - Gas fired forced air heating
 - 3 phase electrical power (to be verified by Tenant)
 - Visitor parking onsite

UNIT #	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL AREA	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING INCLUDING LOADING DOOR	AVAILABLE
3	1,873 sq. ft.	452 sq. ft.	2,325 sq. ft.	\$3,875.00	\$1,069.50*	\$4,944.50	3	Immediately

* Not including Heat & Light

For Further Information, Please Contact:
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