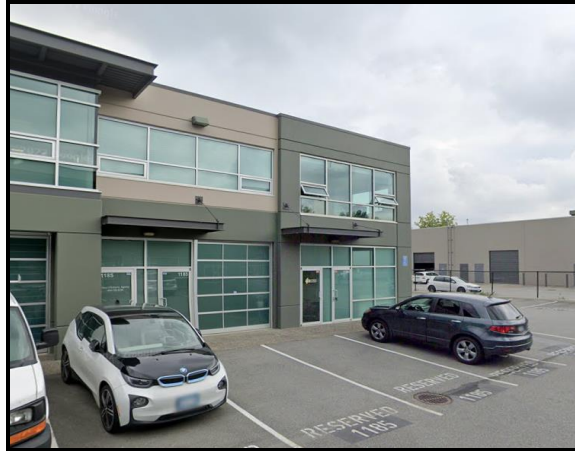


# FOR LEASE

## OFFICE/WAREHOUSE

### #1185 – 11980 HAMMERSMITH WAY, RICHMOND, BC



**LOCATION:** Located on Hammersmith way in the primely located Riverside Industrial Park, just south of Steveston Highway, this office warehouse unit is strategically located to provide excellent highway access to all locations in the Lower mainland via Highway 99, Highway 91, Oak Street and Knight Street Bridges, Deas Island Tunnel and Highway 17. Numerous retail amenities are minutes away including restaurants, banking, shopping and more.

**ZONING:** IB-1

**AREA:** Main Floor Warehouse: 1,208 sq. ft.  
second Floor Office: 1,207 sq. ft. (includes small storage area)  
Total: 2,415 sq. ft.

**FEATURES:**

<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
- 11' clear ceiling heights (approx.)	- Abundance of windows for natural light
- One 9'x 10' grade level door	- Quality finishings throughout
- Open area plan	- Open area plan
- One (1) handicap accessible washroom	- Excellent lighting
- Overhead unit heater	- Engineered flooring
	- AC wall unit & baseboard heaters
	- One (1) washroom

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

**LEASE RATE:** \$20.00 per sq. ft. plus GST (or) \$4,025.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$5.28\* per sq. ft. plus GST (or) \$1,062.60\* per month plus GST  
*\*Not including Heat & Light*

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
**\*Personal Real Estate Corporation**  
Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307  
E-Mail: braden@davieshall.ca \* steve@davieshall.ca \* peter@davieshall.ca  
Website: www.davieshall.ca



