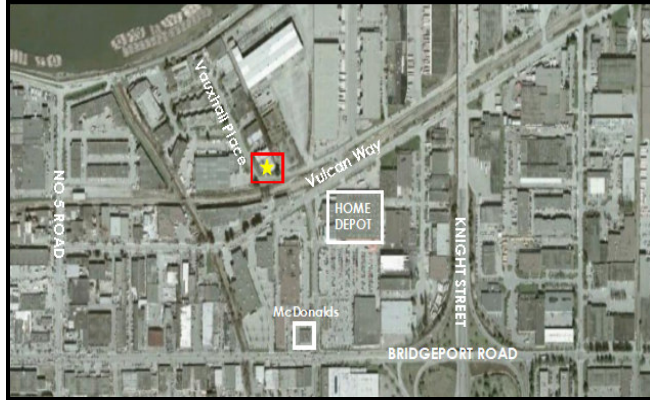




FOR LEASE

OFFICE/WAREHOUSE

#3 - 2531 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

AREA:

Main Floor Warehouse:	1,432 sq. ft.
Second Floor Office:	697 sq. ft.
Total:	2,129 sq. ft.

FEATURES:

Main Floor Warehouse

- 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)*
- 8' to 18' clear ceiling heights in warehouse
- Low voltage lighting

Second Floor Office

- Windows providing an abundance of natural light
- Open area plan
- Nice lighting throughout
- One (1) washroom with shower

PARKING: Two (2) parking stalls plus loading door

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,548.33 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$4.64 per sq. ft. plus GST (or) \$823.21 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca

Website: www.davieshall.ca

