

**FOR
LEASE**

**OFFICE / WAREHOUSE
#3 - 2531 VAUXHALL PLACE
RICHMOND, B.C.**



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FOR LEASE
OFFICE/WAREHOUSE
#3 - 2531 VAUXHALL PLACE
RICHMOND, B.C.

LOCATION:

The subject property is strategically located in North Richmond just northwest of the Knight Street Bridge and the prestigious Crestwood Industrial Park. This location enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 30 minutes away via the Knight Street Bridge or the Oak Street Bridge, the Vancouver International Airport is 10 minutes away via Cambie Road or Bridgeport Road, the US Border is 30 minutes away via Highway 91 or Highway 99 and all locations east via Marine Way, the East West Connector, Highway 17 and the Trans-Canada Highway.

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
- 3 phase electrical power (*to be verified by Tenant*)
- 8' to 18' ft. 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

PARKING:

Two (2) parking stalls plus loading door

LEASE RATE:

\$17.00 per sq. ft. plus GST (or) \$3,016.08 per month plus GST

OPERATING COSTS & PROPERTY TAXES:

\$7.33* per sq. ft. plus GST (or) \$1,300.46* month plus GST
**Not including Heat and Light*

AVAILABLE:

Immediately

For Further Information, Please Contact:

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

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