

**FOR  
LEASE**

**2551 VAUXHALL PLACE  
RICHMOND, BC**



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# 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 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

- 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 SQ.FT	SECOND FLOOR OFFICE SQ.FT.	TOTAL AREA SQ.FT.	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING INCLUDING LOADING DOOR	AVAILABLE
1	1,668.4	-	1,668.4	\$2,641.63	\$1,427.87*	\$4,069.50	3	Immediately
2	1,700.6	-	1,700.6	\$2,692.62	\$1,444.09*	\$4,136.71	2	Immediately
3	1,873	452	2,325	\$3,681.25	\$1,854.19*	\$5,535.44	3	Immediately

\*Not including Heat & Light