

**FOR
LEASE**

**#151 – 1999 SAVAGE ROAD
RICHMOND, BC**



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FOR LEASE

OFFICE/WAREHOUSE

#151 – 1999 SAVAGE ROAD, RICHMOND, BC

LOCATION: Rivers Reach Business Park is primely located in North Richmond. The property is located just East of the #6 Road and River Road. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL DISTANCES:

Downtown Vancouver:	30 minutes
Vancouver International Airport:	10 minutes
U.S. Border:	30 minutes

ZONING: IL - Light Industrial providing for a broad range of distribution, service and light industrial uses.

AREA:

Main Floor Warehouse:	1,371 sq. ft.
Second Floor Office:	<u>819 sq. ft.</u>
Total:	2,190 sq. ft.

FEATURES:

<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
- 22 ft. clear ceiling heights	- Two (2) private offices
- One (1) grade level loading door	- Fluorescent lighting
- 3 phase 100 amp service	- T-bar ceilings
- Overhead natural gas unit heaters	- Skylight and opening windows
- Handicap accessible washroom	- Excellent glazing for natural light
	- Kitchenette
	- One (1) washroom

PARKING: Three (3) parking stalls out front of unit including loading bay

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,650.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$6.11* per sq. ft. plus GST (or) \$1,115.07* per month plus GST
*Not including heat and light

AVAILABLE: May 1, 2026

For Further Information, Please Contact:
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