

**FOR
LEASE**

**#5 & #6 – 13520 CRESTWOOD PLACE
RICHMOND, B.C.**



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FOR LEASE

OFFICE/WAREHOUSE

#5 & #6 – 13520 CRESTWOOD PLACE RICHMOND, B.C.

LOCATION:

The subject property is located in Crestwood Industrial Park, just south of Bridgeport Road on the west side of Viking Way in North Richmond. Since the opening of the Knight Street Bridge in 1970, Crestwood has grown into the largest multi-use high-tech Industrial Business Park in Greater Vancouver, containing over 11 million square feet of space, much of which is occupied by international companies. The property is within five minutes of Vancouver International Airport, thirty minutes of Vancouver's downtown core and port facilities and twenty-five minutes to the U.S. border, making goods distribution and employee commuting quick and easy.

ZONING: IB1

FEATURES:

OFFICE

- First-class office finishings
- Excellent window exposure for natural light
- Each unit is fully air-conditioned
- Excellent lighting throughout
- Three (3) private offices in unit #5
- Vinyl plank flooring in unit #5
- Each unit has coffee bar & sink
- Each unit has one (1) washroom

WAREHOUSE

- Two (2) rear grade level loading doors
- 13 ft. ceiling heights
- 3 phase 100 amp electrical service
- Fully sprinklered
- Excellent loading corridor
- Natural gas unit heaters

UNIT #	TOTAL SQUARE FEET	LEASE RATE PER SQ. FT. PLUS GST	LEASE RATE PER MONTH PLUS GST	OP. COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	OP. COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	PARKING
5	2,169	\$21.00	\$3,795.75	\$9.10*	\$1,644.83*	\$5,440.58	5
6	2,154	\$21.00	\$3,769.50	\$9.10*	\$1,633.45*	\$5,402.95	5
5&6	4,323	\$20.00	\$7,205.00	\$9.10*	\$3,278.28*	\$10,483.28	10

*Not including Heat & Light

AVAILABLE: August 1, 2026 or sooner

For Further Information, Please Contact:
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