

**FOR
LEASE**

**WAREHOUSE UNIT
#24 – 12200 VULCAN WAY
RICHMOND, BC**



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FOR LEASE
WAREHOUSE
#24 – 12200 VULCAN WAY
RICHMOND, B.C.

LOCATION:

The subject property is located in North Richmond just north and west of Knight Street and Bridgeport Road. Since the opening of the Knight Street Bridge in 1970, North Richmond has grown into one of the largest industrial areas in Greater Vancouver, 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.

ZONING: IR-1 - providing a range of general industrial and limited range of retail uses.

AREA: 980 square feet

FEATURES:

- Front / grade level loading
- High (18') ceiling warehouse
- 10' by 10' bay door
- One washroom
- Natural gas heaters

PARKING: One (1) parking stall

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$1,796.67 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$11.34* per sq. ft. plus GST (or) \$926.10* per month plus GST
**Including Management Fee / Not including Heat & Light*

AVAILABLE: Immediately

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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