

**FOR
LEASE**

**OFFICE/WAREHOUSE
#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:Main Floor Warehouse

- 22 ft. clear ceiling heights
- One (1) grade level loading door
- 3 phase 100 amp service
- Overhead natural gas unit heaters
- Handicap accessible washroom

Second Floor Office

- Two (2) private offices
- Fluorescent lighting
- T-bar ceilings
- Skylight and opening windows
- Excellent glazing for natural light
- Kitchenette
- One (1) washroom

PARKING:

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

LEASE RATE:

\$16.00 per sq. ft. plus GST (or) \$2,920.00 per month plus GST

OPERATING COSTS &

& PROPERTY TAXES: \$6.72* per sq. ft. plus GST (or) \$1,226.17* per month plus GST

**Not including heat and light*

AVAILABLE:

October 1, 2026

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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