FOR LEASE

OFFICE / WAREHOUSE
2551 VAUXHALL PLACE
RICHMOND, B.C.



BRADEN HALL
braden@davieshall.ca
(604)718-7302

STEVE HALL
steve@davieshall.ca
(604)718-7317

PETER HALL
PERSONAL REAL ESTATE CORPORATION
peter@davieshall.ca
(604)718-7303

DAVIES HALL Group
RE/MAX CREST REALTY

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OFFICE/WAREHOUSE

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RICHMOND, B.C.

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 enjoys quick and easy access to all of Metro Vancouvers 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	1,669	-	1,669	$2,364.42	$1,428.39*	$3,792.81	3	Immediately
2	1,700	-	1,700	$2,408.33	$1,443.58*	$3,851.91	3	Immediately
3	1,872	452	2,324	$3,292.33	$1,853.39*	$5,145.72	4	Immediately
4	1,969	527	2,496	$3,536.00	$1,990.56*	$5,526.56	4	Immediately
6	1,970	-	1,970	$2,790.83	$1,659.73*	$4,450.56	3	Immediately

**Not including Heat & Light*

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST
Personal Real Estate Corporation
Telephone: (604) 718-7300 Website: davieshall.ca
E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca