



For Lease

**Unit 120 2471 Simpson Road** Richmond, BC





## Property Highlights



## Area

Warehouse: Ground floor office: Second floor office: Mezzanine storage: Total: 12,390 SF 2,816 SF 1,495 SF 1,150 SF 17,851 SF



Lease Rate \$23.50 PSF



Availability October 1st, 2023



**Operating Costs** \$4.77 PSF (2023 est.)



**Zoning** IB1 (Industrial Business Park) permitting a range of general industrial, and office uses.

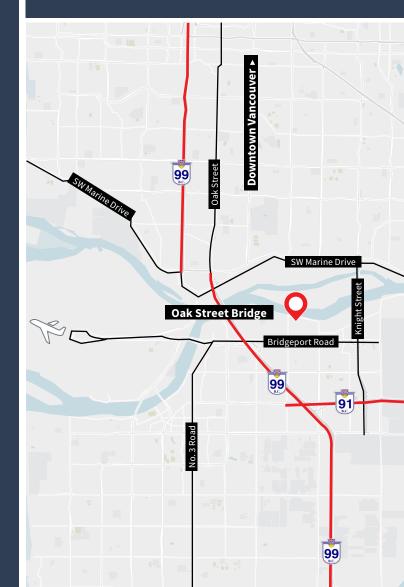
\*All sizes are approximate and must be verified by purchaser.

## Location

Located in North Richmond, this property has the advantage of being minutes away from downtown Vancouver, Richmond and Burnaby. Businesses choose to locate in this area to benefit from its close proximity to a large labour supply, flexible industrial zoning, as well as quick and easy access to Highway 91 & 99, Vancouver International Airport and Deltaport container terminal.

## **Building Features**

- 19' warehouse ceiling height
- 4 dock doors (2 with levellers)
- HVAC office
- Concrete block construction
- Attractive landscaping



- Gas fired unit heaters in warehouse
- Fluorescent lighting in warehouse
- 3 washrooms
- Fully sprinklered







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**Industrial Group** 



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