



For
Lease

Unit 120

2471 Simpson Road

Richmond, BC



Property Highlights



Area

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

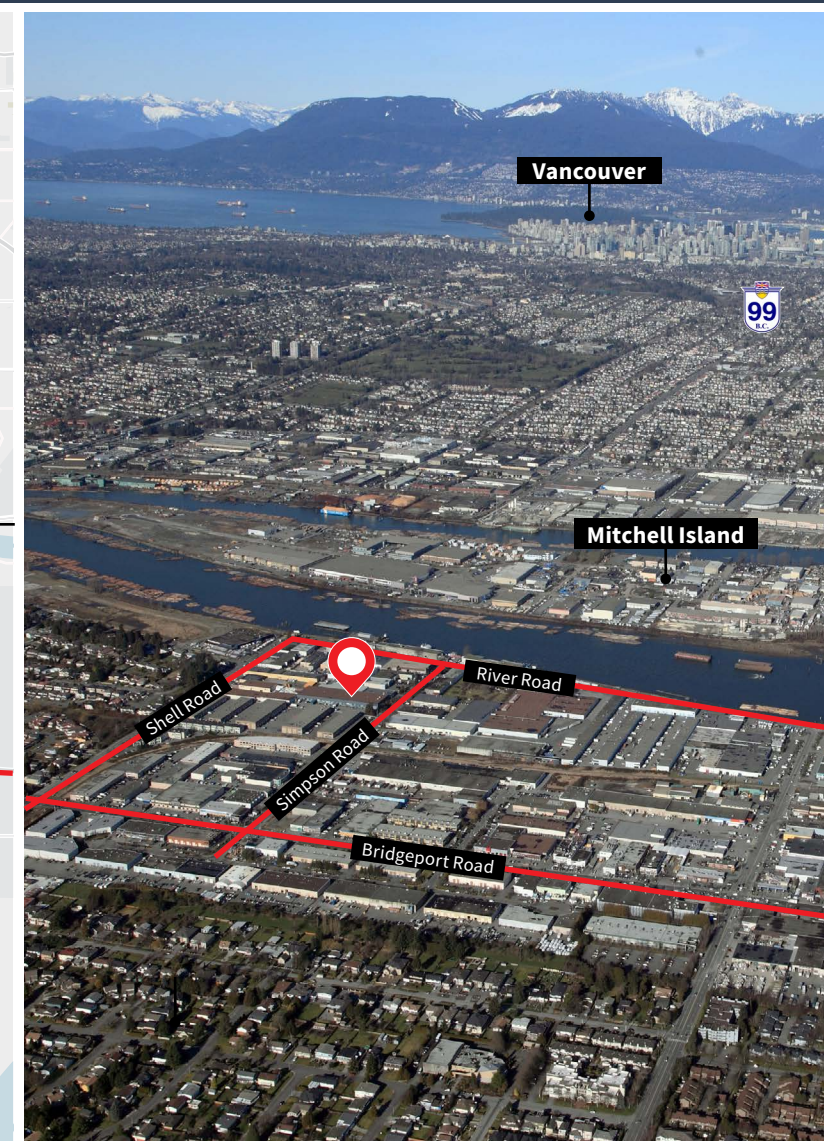
*All sizes are approximate and must be verified by purchaser.

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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