




For
Sale

**5,611 SF High Quality Office,
Lab and Warehouse Space**


Unit 7 & 8 - 13511 Crestwood Place
Richmond, BC

PROPERTY HIGHLIGHTS


Opportunity to purchase a high quality industrial, office and lab space with newly completed interior improvements. Located in the Crestwood Industrial area of North Richmond, the complex has recently been updated with a new exterior facade, upgraded loading doors, enhanced pedestrian connectivity, new walkways and picnic benches.

**ASKING PRICE:**


\$4,158,000


**PROPERTY TAXES:**


\$24,612.60 (2022)


**AVAILABILITY:**


Vacant possession can be negotiated


**16' Clear ceiling height**


**IB1 Zoning**


**Two (2) dock loading doors**


**600/347V
60A 3-phase**


**Immediate access to Knight Street and Highway 91**


**Speedy connections to Highway 99, Westminster Highway and Cambie Road**


**Minutes away from the shops and services of Bridgeport Road**


**Excellent transit service with bus stop right at the site**

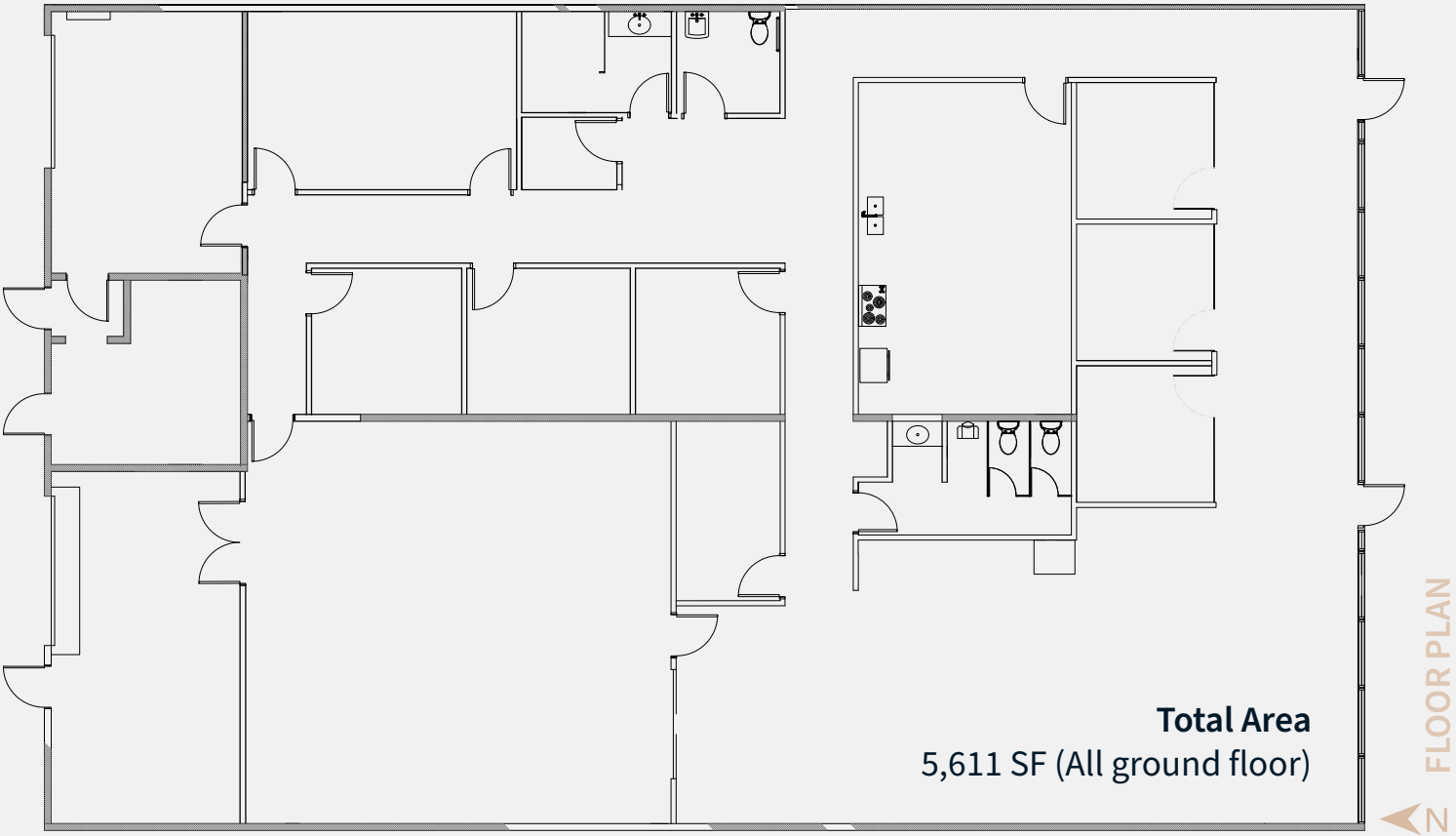
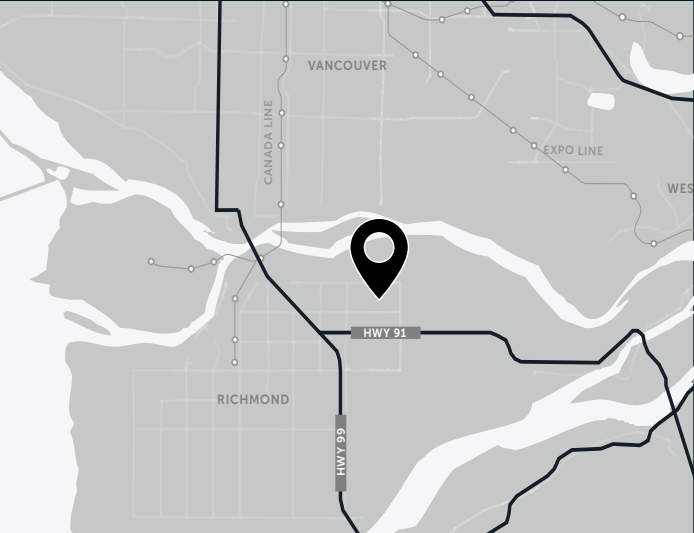
**YVR Airport is less than 20 minutes away**

**Six (6) assigned parking stalls**

**24 exterior bike parking stalls**

**Professionally finished office space and lab**

**Pedestrian walkway connection to new city sidewalk**





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