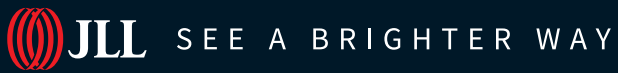


REDUCED LEASE RATE




SEE A BRIGHTER WAY

# For lease


#3-3531 Jacombs Way, Richmond, BC

Prime Opportunity to Lease a  
6,763 SF Warehouse/Office Unit  
at Crestwood Industrial Park  
in Richmond






20’ clear ceiling height in warehouse




Dock level loading with leveler



Quality tilt-up concrete construction




Ample parking




Close to public transit




HVAC in the office areas




Fully sprinklered



Front office/ front loading design



Gas-fired heaters in the warehouse



3-phase electrical service

\*Potential to purchase existing tenant’s 1,210 SF freezer and 441 SF cooler.

LOCATION

The subject property is located in Crestwood Industrial Park, minutes away from the Knight Street Bridge. The location of this high quality warehouse offers easy access to YVR, Vancouver, Burnaby and New Westminster. It’s proximity to Highway 99 and the George Massey Tunnel also provides excellent links to Deltaport Container Terminal, Fraser Valley and the US Border.

ZONING

IB1 - Industrial Business Park

Ground Floor Office	940 SF
Mezzanine Office	940 SF
Ground Floor Warehouse	4,883 SF
Total Area	6,763 SF

\*All areas are approximate and to be verified by the tenant.

Lease Rate	<del>\$21.95 PSF</del> <b>\$19.95 PSF</b>
Additional Rent	<b>\$5.97 PSF</b>
Availability	<b>Immediate</b>





**FOR MORE INFORMATION, PLEASE CONTACT:**



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