



**FOR LEASE**  
**Small Bay Warehouse**  
**#4 - 2551 Vauxhall Place, Richmond B.C.**



**Location:** The subject property is located in North Richmond just north and west of Knight Street and Bridgeport Road. Since the opening of the Knight Street Bridge in 1970, North Richmond has grown into one of the largest industrial areas in Greater Vancouver, much of which is occupied by international companies. The property is within five minutes of Vancouver International Airport, thirty minutes of Vancouver's downtown core and port facilities and twenty-five minutes to the U.S. border.

**Area:**

Main Floor	1,969 sq. ft.
Upper Floor	<u>527 sq. ft.</u>
<b>TOTAL:</b>	<b>2,496 sq. ft.</b>

**Improvements:**

- Concrete block construction
- Fluorescent lighting
- Grade level loading
- Gas fired forced air heating
- 18 foot ceiling heights
- Three phase electrical power

**Zoning:** The property is zoned 1-2, Light Industrial which permits a wide range of uses including warehousing, wholesaling, manufacturing, food processing, electronic assembly, wood working and metal fabricating.

**Lease Rate:** \$8.75 per sq. ft. (or) \$1,820.00 per month, plus H.S.T.

**Operating Costs  
And Taxes:** \$3.05 per sq. ft. (or) \$635.00 per month

**Available:** Immediately

**For Further Information Please Contact:**  
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