



FOR LEASE
11371 COPPERSMITH WAY
RICHMOND, BC

EXTENSIVE PARKING



Jordan Sengara

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**CUSHMAN &
WAKEFIELD**

FOR LEASE 11371 COPPERSMITH WAY RICHMOND, BC

LOCATION

The subject property is located in Riverside Industrial Park, south of Steveston Highway between No. 5 Road and Shell Road in South Richmond. Riverside Industrial Park is the location of choice for many well known businesses including London Drugs, Makita Power Tools, Levy Show Service, VTech Canada, Central Foods, Ideon Packaging, TFI Foods, Dan D Foods and Organo Gold.

PROPERTY DESCRIPTION

This modern, tilt-up concrete facility offers any manufacturing or distribution corporation efficient design characteristics, an excellent image, and a peaceful business park environment. The park offers excellent access via Highway 99 and abundant amenities at Ironwood Shopping Centre, Coppersmith Corner and the Riverport Sports and Entertainment Complex.

ZONING

IB1 (Business Park Industrial Zoning).
Permits a wide variety of light manufacturing, distribution and service uses, as well as 100% office uses.

BUILDING FEATURES

- Concrete, tilt-up construction
- Attractive landscaping
- Air-conditioned (second floor) offices
- One (1) dock level loading doors (with levellers)
- One (1) grade level loading door
- 22' clear ceiling height
- 20 on-site parking stalls

BUILDING AREAS

Second Floor Office	3,136 sf
Warehouse	13,558 sf
Total Area	16,694 sf

* Additional 10,200 sf of warehouse space with 90 days notice.

BASIC LEASE RATE

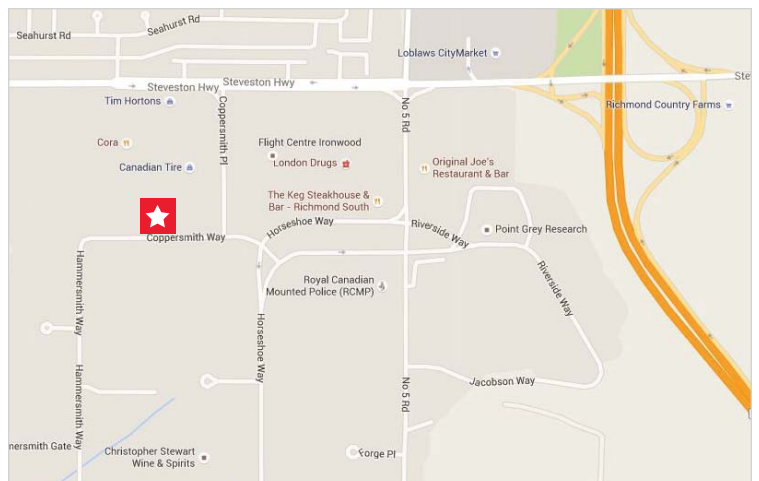
\$13.50 psf

ADDITIONAL RENT

Budgeted at \$4.93 psf annually (2020)

AVAILABLE

Immediately



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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