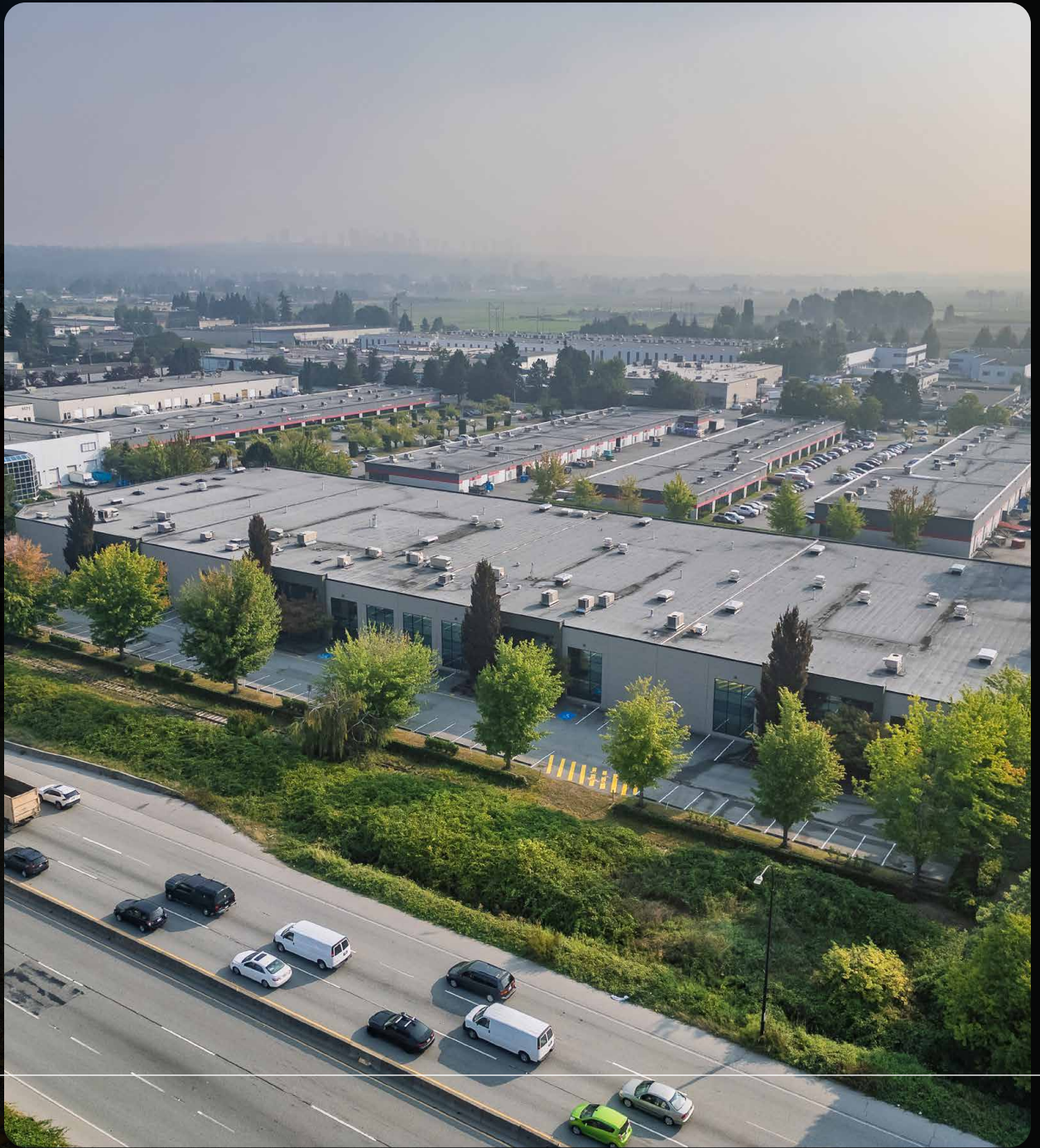


FOR SUBLEASE



**13480
CRESTWOOD PLACE**

RICHMOND, BC



16,830 to 114,749 sq. ft.
modern warehouse
with highway exposure

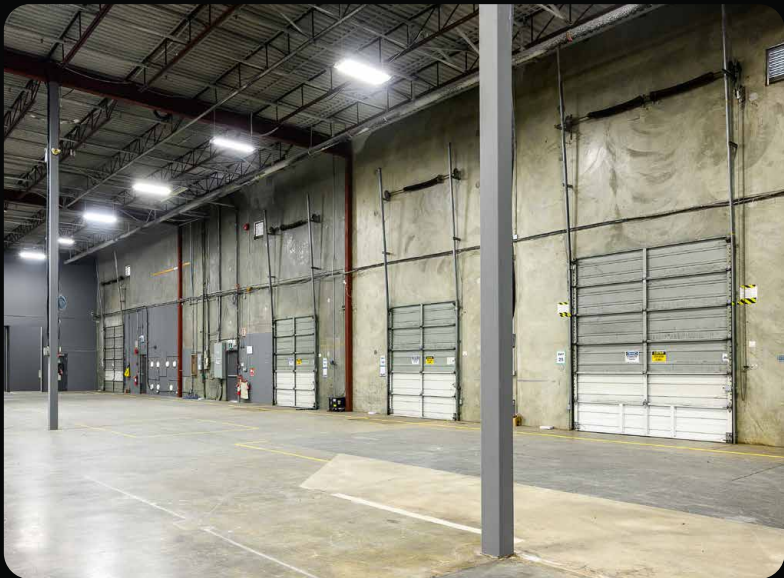
BUILDING SPECIFICATIONS

WAREHOUSE

- 24' clear warehouse ceiling height
- Large loading area (approx.1 acre)
- 1,600 amps / 600 volts (main service)
- ESFR sprinkler system
- Gas fired forced air heaters
- Up to 177 parking stalls
- Mix of dock and grade level loading

OFFICE

- Mix of private offices and open office space
- Floor to ceiling glazing allowing ample natural light
- 587 ft. of frontage on Knight Street
- Upgraded with exterior LED fixtures, new exterior paintwork, new roof
- High quality corporate setting
- HVAC




OPPORTUNITY


Up to 114,749 sq.ft. flex office/warehouse space benefits from over 587 ft. of frontage facing Knight Street, one of the busiest roads connecting Richmond and Vancouver. The office space is complemented by ample glazing throughout the building and provides a modern corporate appeal. The warehouse features 17 loading doors, 24' high ceiling heights, heavy power output, 177 parking stalls and ample room in the loading area for large vehicles.


HIGHLIGHTS


 **SITE SIZE**
5.43 acres

 **AVAILABLE**
60 days

 **TERM**
Sublease to April, 2030

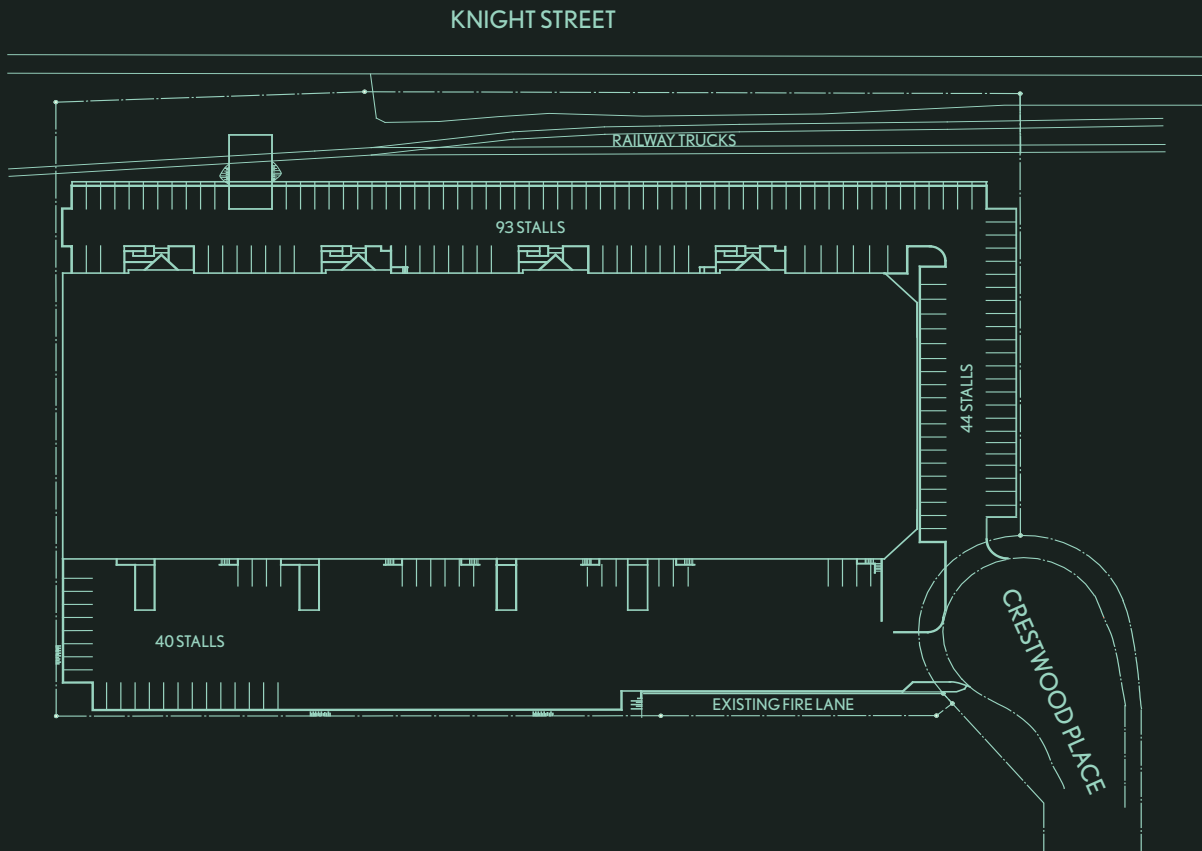
 **ZONING**
IB1 (Industrial Business Park)
Allowing a wide range of general and industrial office uses.

 **BASIC RENT**
\$14.00 per square foot

 **OPERATING COSTS**
\$5.77 per square foot (2025)
+ management fee

FLOORPLANS

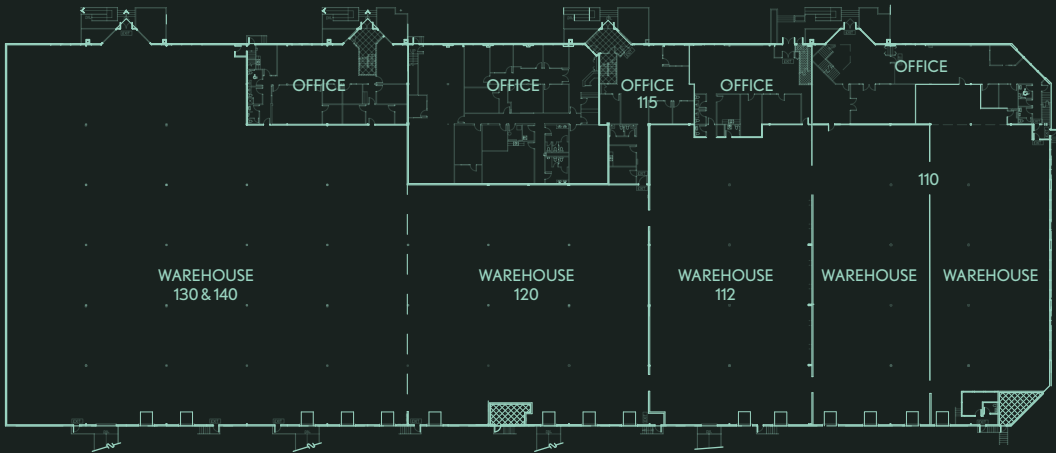
SITE PLAN



SECOND FLOOR OFFICE

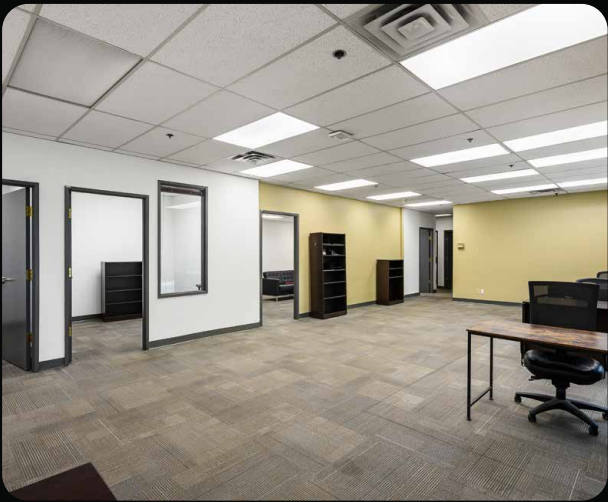


GROUND FLOOR OFFICE/WAREHOUSE



AVAILABILITY FROM 16,830 TO 114,749 SQUARE FEET

Unit	Office (SF)	Warehouse (SF)	Total (SF)
110	4,028	18,514	22,541
212	4,643	-	4,643
			27,185
112	2,384	12,035	14,419
210	2,411	-	2,411
			16,830
115	2,531	-	2,531
120	6,839	14,442	21,281
215	1,557	-	1,557
225	3,694	-	3,694
			29,062
130	3,330	12,035	15,364
140	-	22,962	22,962
230	3,346	-	3,346
			41,673
			114,749





IMMEDIATE
Access to Highways
91 and 99



12 MIN
Richmond Centre



22 MIN
Deltaport container
terminal



13 MIN
YVR Vancouver International
Airport / UPS Air Freight



25 MIN
Canada / US border



30 MIN
Downtown Vancouver





13480 CRESTWOOD PLACE

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