

# FOR LEASE

10111 River Drive, Richmond, BC



UP TO  $\pm$  6 ACRES OF YARD AREA FOR STORAGE USES

FOR FURTHER INFORMATION, PLEASE CONTACT:

DON VINER  
604.662.2695  
don.viner@colliers.com

STEFAN MORISSETTE  
604.692.1428  
stefan.morissette@colliers.com



Our Knowledge is your Property

# FOR LEASE

## Manufacturing Space with Yard Area

### LOCATION

Just east of No. 4 Road and situated on the north side of River Drive adjacent to the North Arm of the Fraser River.

The subject property offers quick and easy access to the Oak Street Bridge northbound to Vancouver as well as access to Hwy 99, southbound to South Richmond, Delta, the Tsawwassen Ferry Terminal, the container port at Roberts Bank, Delta Port and the Canada U.S. Border. In addition, the Vancouver International Airport is only ten minutes from this location.

### SITE DESCRIPTION

The subject site is essentially rectangular in shape with a frontage of approximately 160 feet on River Drive by an average return depth of approximately 277 feet.

This level  $\pm$  7 acre waterfront site is fully serviced to municipal standards and offers secure land of some 6 acres for outside storage.

### ZONING

I-2 (Light Industrial District) permitting a wide range of industrial uses including general warehousing and distribution, manufacturing, assembly, custom workshops, trades and services.

### LEGAL DESCRIPTION

Plan 28299, Land District 36, Free Form 131 Section 14/23 Block 5N RG6W PID: 003-878-236

### FEATURES

- Constructed in 1965
- Concrete block construction
- 22' to 32' ceiling heights
- Metal halide lighting
- Sky lights and windows throughout warehouse
- Radiant heating
- One (30' x 30'), one (21'x12'), two (21'x16') and two (12'x12') grade level loading doors
- Two (2) – ten (10) ton cranes
- Fully sprinklered
- 450 Volt/225 KVA
- Outside yard area available

Colliers Macaulay Nicolls Inc. – Complete Commercial Real Estate Services Since 1898  
200 Granville Street, 19<sup>th</sup> Floor - Vancouver, British Columbia, Canada V6C 2R6  
Toll Free 1-866-681-2655 Telephone 604-681-4111 Fax 604-661-0849

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2009. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. 03/09 MB

### AVAILABLE BUILDING AREAS

Second Floor Office .....	4,500 sq. ft.
Shop/Lunch/Change/Washroom.....	3,300sq. ft.
Shipping Dept. (40'x30').....	1,200 sq. ft.
Stock Room (40'x48').....	1,920 sq. ft.
Fittings Mfg. (40'x102').....	4,080 sq. ft.
Shop (120'x150') .....	18,000 sq. ft.
Assembly/Mfg Area (240'x90') .....	21,600 sq. ft.
<b>Total.....</b>	<b>54,600 sq. ft.</b>

### ESTIMATED GROSS TAXES (2008)

\$137,798.89

### ASKING LEASE RATE

\$4.95 per square foot, triple net



For Further Information, Please Contact:

DON VINER

604.662.2695

don.viner@colliers.com

STEFAN MORISSETTE

604.692.1428

stefan.morissette@colliers.com