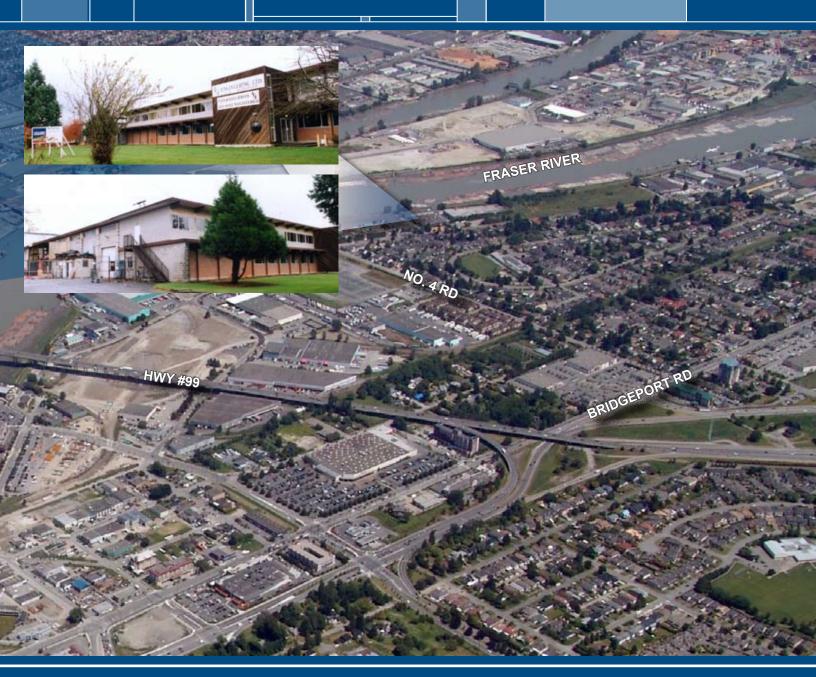
FOR LEASE

10111 River Drive, Richmond, BC



UPTO ± 6 ACRES OF YARD AREA FOR STORAGE USES

FOR FURTHER INFORMATION, PLEASE CONTACT:

DON VINER 604.662.2695 don.viner@colliers.com STEFAN MORISSETTE
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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

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AVAILABLE BUILDING AREAS

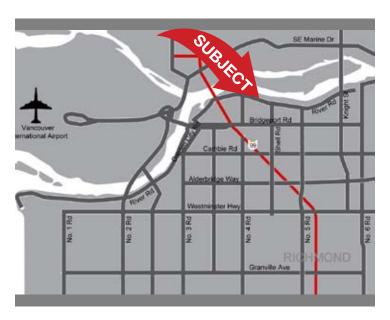
Total	. 54,600 sq. ft.
Assembly/Mfg Area (240'x90')	21,600 sq. ft.
Shop (120'x150')	18,000 sq. ft.
Fittings Mfg. (40'x102')	4,080 sq. ft.
Stock Room (40'x48')	1,920 sq. ft.
Shipping Dept. (40'x30')	1,200 sq. ft.
Shop/Lunch/Change/Washroom	3,300sq. ft.
Second Floor Office	4,500 sq. ft.

ESTIMATED GROSS TAXES (2008)

\$137,798.89

ASKING LEASE RATE

\$4.95 per square foot, triple net



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