

2331 VAUXHALL PL, RICHMOND



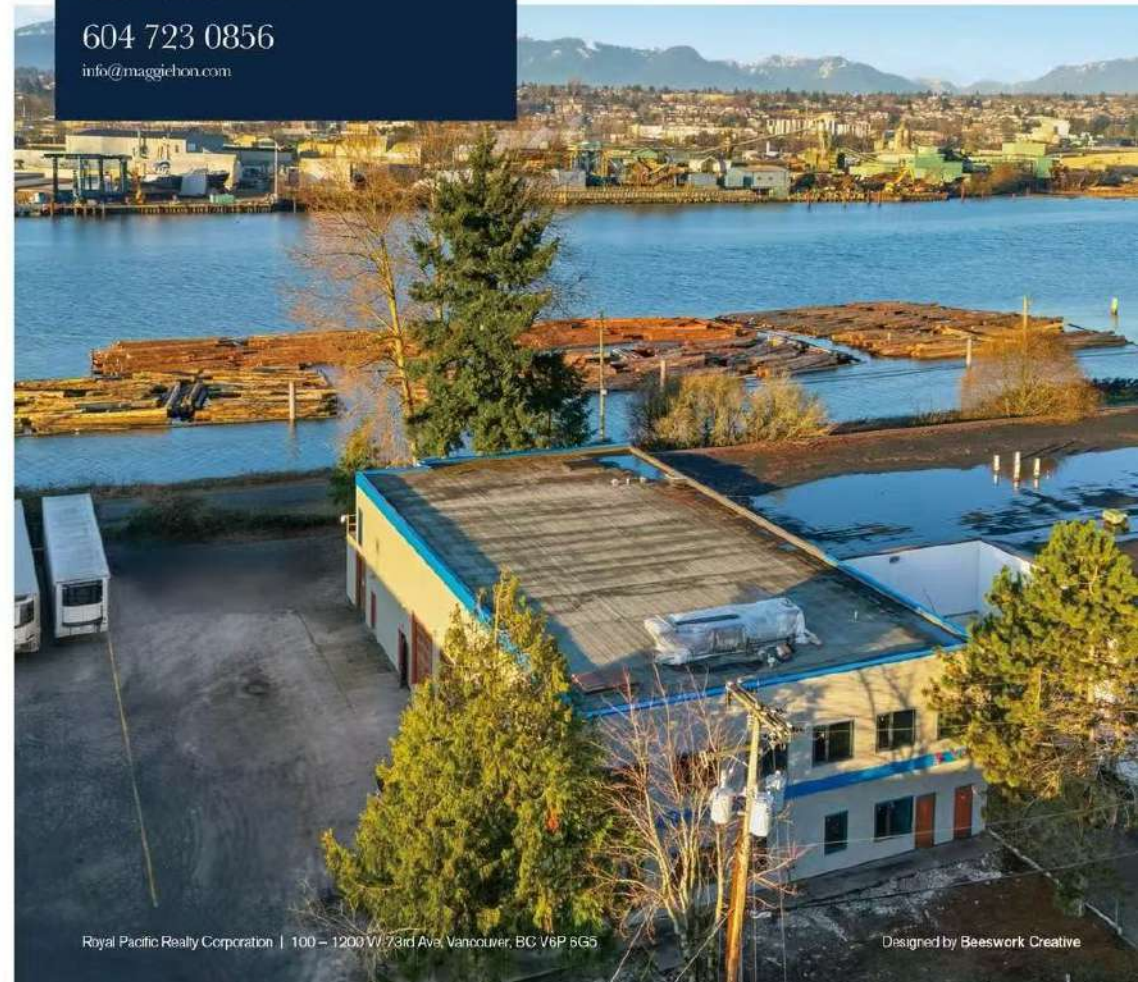
Upper Floor: 2,896 sq.ft
 Mezzanine: 842 sq.ft
 Main Floor: 6,590 sq.ft
Total: 10,328 sq.ft

Ceiling Height: 23'ft

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FOR LEASE 2331 Vauxhall Pl Richmond

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Disclaimer: This is not intended to solicit those home buyers or home sellers that are under a current agency agreement. Measurements are approximate and may not be to scale. E&O Insured. The floor plan illustration is not suitable for construction/ architectural purposes.



**2331 Vauxhall Pl
Richmond**

Rent: \$21/ SQF plus additional \$4/SQF

Exceptional opportunity to lease a Light Industrial (IL) zoned property in Richmond's highly sought-after Bridgeport area. This rectangular 15,420 SF lot (96' x 164') provides outstanding potential for a wide range of industrial and commercial uses. The two-level building totaling 9,486 SF, comprising 6,590 SF of ground-floor warehouse space with 23ft ceiling and 2,896 SF of second-floor office area and bonus of 842 SF of mezzanine. Complete with balconies overlooking the Fraser River and direct access to River Road. Functional, brand new windows and updated exterior and interior, the building includes two grade loading doors and ample outdoor space. Ideally positioned with convenient access to major transportation routes including Knight Street Bridge, Bridgeport Road, Highway 99, Highway 91, and No. 5 Road this location offers excellent connectivity to Vancouver, Surrey, Delta, and the greater Lower Mainland.

Royal Pacific Realty Corporation | 100 - 1200 W 73rd Ave, Vancouver, BC V6P 6G5

Property Type
Industrial

Land Size
15,420 sqft

Electrical:
3 - Phase Power /
600 Amps

Zoning:
Light industrial

