



2340 Vauxhall Place, Richmond, B.C.

Industrial Space Available **For Lease**

Rarely Available Industrial Unit in North Richmond.

Opportunity

2340 Vauxhall Place offers an excellent opportunity to occupy 4,752 SF of well-located office and industrial space with dock level loading. Featuring ground floor and second floor office space and clean, functional warehouse space. On-site parking is available, but ample street parking is also available along Vauxhall Place. Loading courts are ideally separated from office areas and can accommodate larger tractor trailers.

Accelerating success.

Asking Lease Rate:

\$21.00
PSF



Quick access
to Hwy 1



1 Dock Door

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Insert legal name as per local legislation (if required)

Property Photos



Location

Located in the Crestwood Industrial District of North Richmond, the Property is surrounded by a host of significant industrial and retail businesses including Coca Cola, Island City Baking, UNFI, Teldon Media Group, The Home Depot, IKEA, and Trail Appliances. Its location also serves as an ideal, local hub for a mixture of both Asian and North American businesses, and is favored due to its adjacency to the Cities of Vancouver and Burnaby.

Zoning

IL (Light Industrial) – This zone permits for a wide range of general industrial uses including the processing, storage, assembly, fabrication, distribution, cleaning, servicing, repairing or testing and manufacturing of materials or equipment.

Building Features

- 1 dock level loading door
- Approximately 18' clear ceiling heights
- Concrete block construction
- Front office and rear loading
- Brand new designed and built office area
- Ample parking available on site and on street

Available Area

First Level Area	3,515 SF
Second Level Area	1,238 SF
Total Area	4,753 SF

Asking Lease Rate

\$21.00 per SF, per annum

Operating Costs & Taxes (2024)

\$9.05 per SF, per annum (estimate)

Available

Immediately