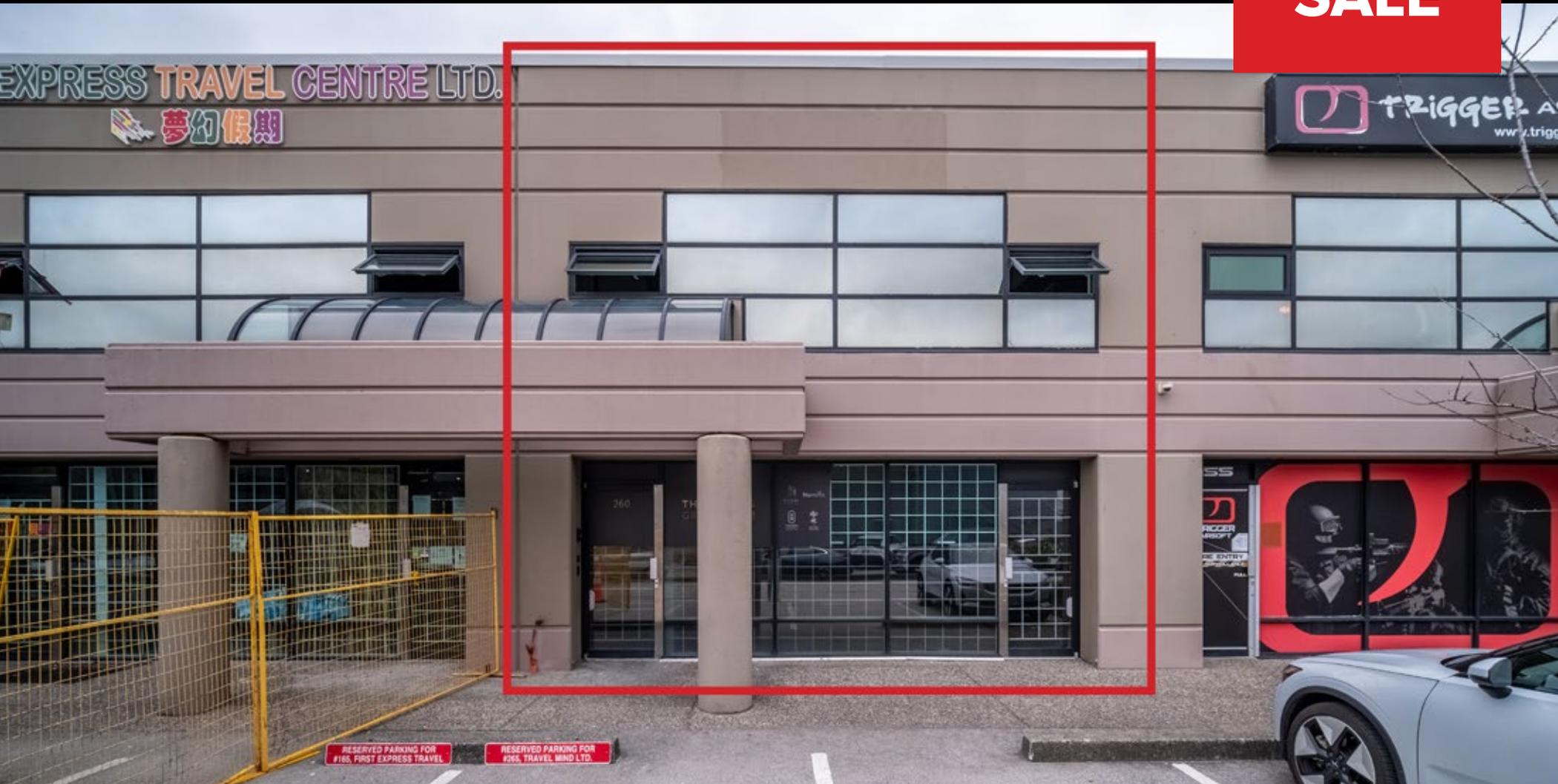


**160 - 13500 MAYCREST WAY, RICHMOND**  
**INDUSTRIAL UNIT WITH REAR GRADE-LOADING DOOR**

**FOR  
LEASE/  
SALE**

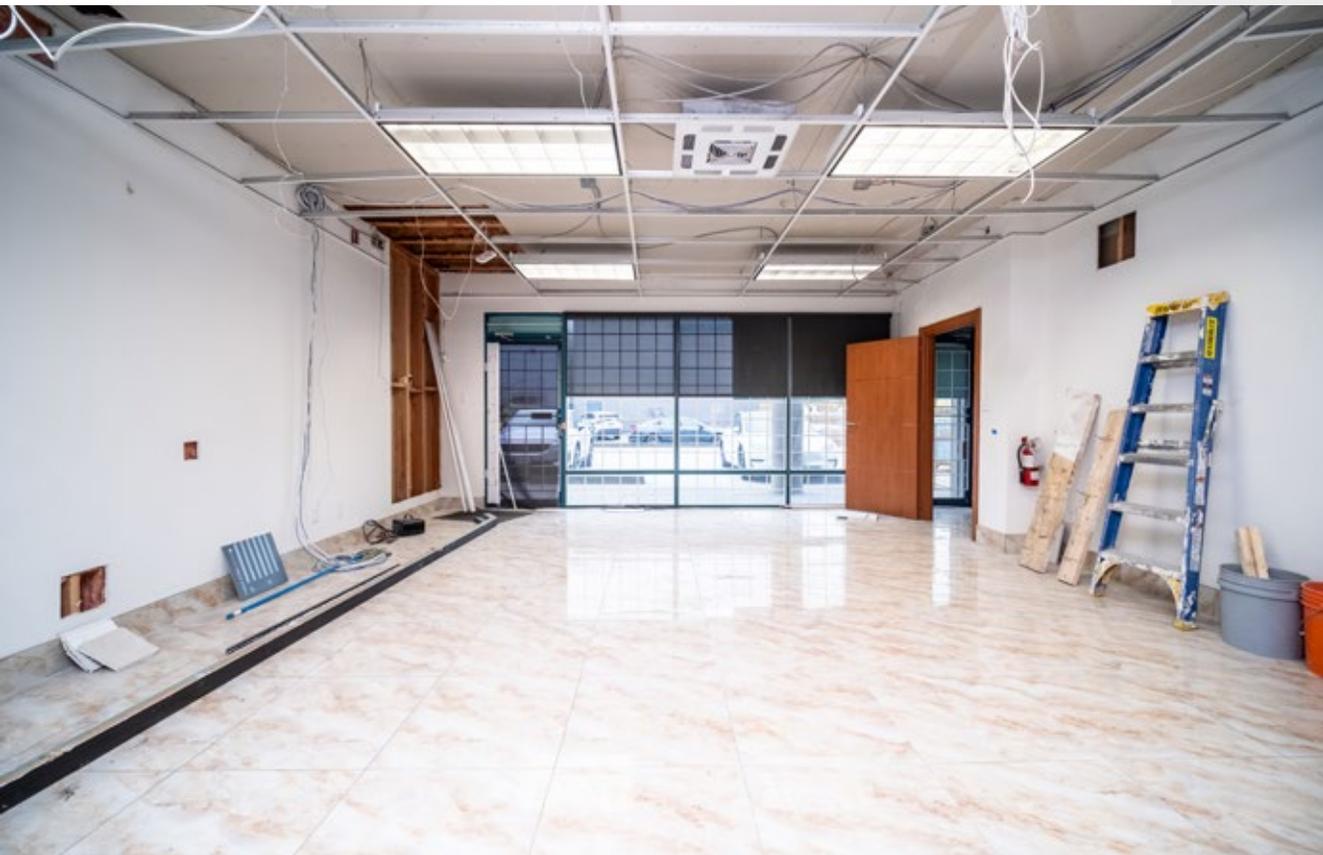


**WILLIAM | WRIGHT**

**MATTHEW HO**  
matthew.ho@williamwright.ca  
604.428.5255

**STEVEN LAM**  
steven@williamwright.ca  
604.428.5255





## OVERVIEW

This 3098 SF industrial unit offers a functional and flexible space for businesses, featuring a 1875 SF warehouse area with up to 19' clear ceiling height and a 10x12 rear grade-loading door, as well as a 1223 SF office space with a separate entrance on the second floor. The unit comes with 4 designated parking stalls and one loading stall at the rear. The office space has HVAC distribution, and the warehouse area includes racking for efficient storage.



The unit will be fully renovated upon completion of lease/sale, with new dry walls, T-bar ceilings, and flooring.



## PROPERTY HIGHLIGHTS

-  10'x12' rear grade loading
-  19' clear ceiling height
-  High end marble tiling in showroom
-  Efficient unit layout for optimal functionality

## SIZE BREAKDOWN

Warehouse: +/- 1,875 SQFT

Office: +/- 1,223 SQFT

Total: +/- 3,098 SQFT

## PARKING

4 Stalls

## ZONING

IB1

## PID

017-667-186

## YEAR BUILT

1992

## AVAILABILITY

Available Immediately

## LEGAL DESCRIPTION

STRATA LOT 12 SECTION 32 BLOCK  
5 NORTH RANGE 5 WEST NEW  
WESTMINSTER DISTRICT STRATA PLAN  
LMS262 TOGETHER WITH AN INTEREST  
IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT  
OF THE STRATA LOT AS SHOWN ON  
FORM 1

## LEASE RATES

### BASIC RENT

\$23/FT

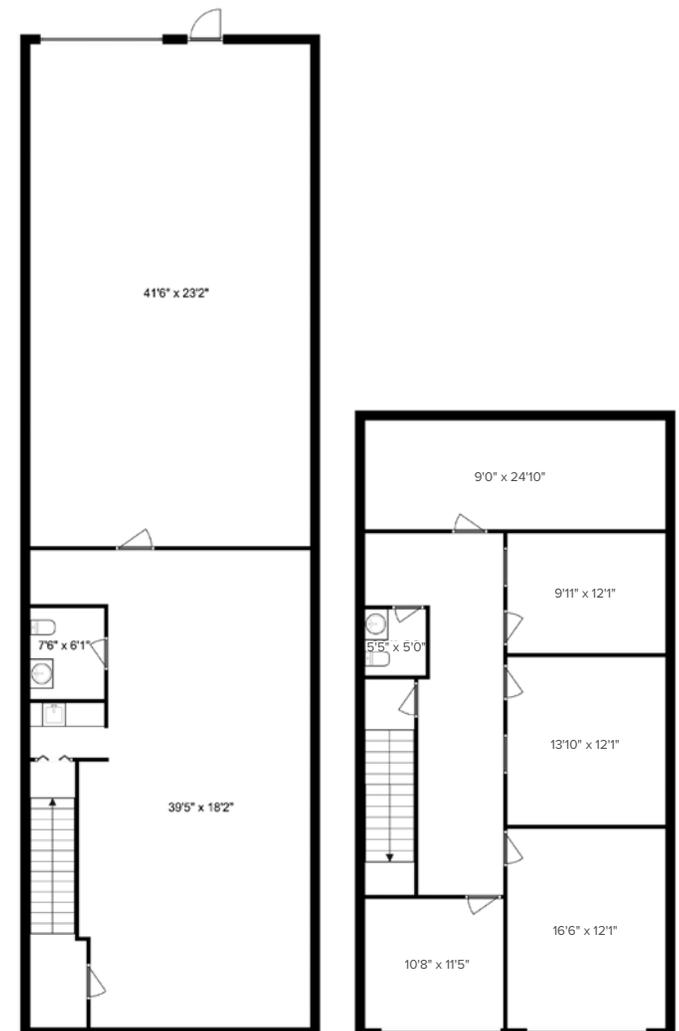
### ADDITIONAL RENT

\$7/FT

## SALE DETAILS

### PRICE

\$1,925,000



Measurements are approximate. Tenant or Tenant's agent to verify if deemed important.



DRIVING DISTANCES	
YVR AIRPORT	15 MIN DRIVE
DOWNTOWN VANCOUVER	35 MIN DRIVE
USA/CANADA BORDER	40 MIN DRIVE
PORT METRO VANCOUVER	45 MIN DRIVE

## LOCATION

Conveniently nestled within off No. 6 Road corridor and easily accessible via the Hwy 91 exit, the subject property, offers seamless transportation links to Vancouver and beyond. This sought-after address not only ensures high visibility but also provides proximity to major transportation arteries, facilitating efficient connectivity. The subject strategic positioning within Richmond's thriving business hub renders it an ideal choice for establishing a presence in Metro Vancouver.

## FOR MORE INFORMATION CONTACT

**MATTHEW HO**  
 matthew.ho@williamwright.ca  
 604.428.5255

**STEVEN LAM**  
 steven@williamwright.ca  
 604.428.5255