

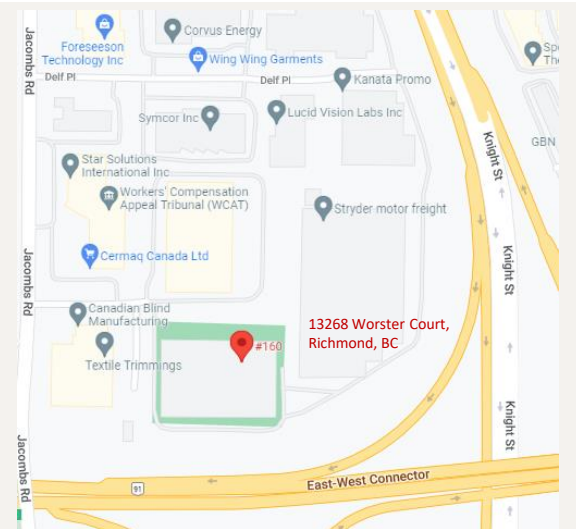
GATEWAY PACIFIC BUSINESS CENTRE UNIT 160-13268 WORSTER COURT RICHMOND, BC

13,029 sf
FOR LEASE



FOR LEASE FIRST CLASS END UNIT WAREHOUSE PREMISES WITH HIGHWAY EXPOSURE

Located in North Richmond, the property has exposure to the intersection of Highway 91 and Knight Street and is only 10 minutes away from YVR Airport. Highway 91 is a main east-west connector for Metro Vancouver providing direct access to Highway 99, which leads to the United States border in 30 minutes.



TIM EVANS

Director, Leasing //

tim.evans@bentallgreenoak.com // 604-661-5099

BentallGreenOak (Canada) LP, Brokerage//<http://bentallgreenoakleasing.com/>

This information has been obtained from sources deemed reliable. All information is subject to change including price, errors, omissions, withdrawal, notice or any other condition with no warranty given to the accuracy.



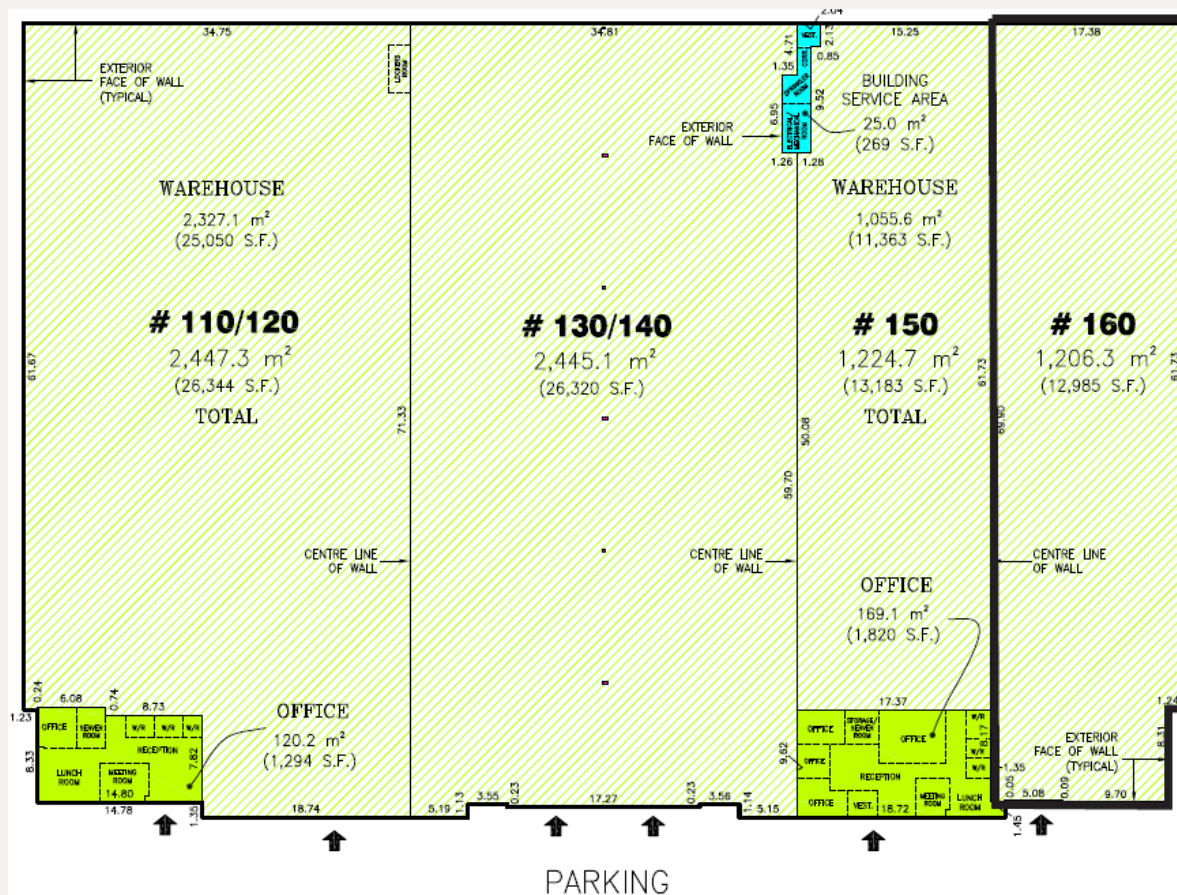
SPECIFICATIONS UNIT 160 - 13268 WORSTER COURT RICHMOND, BC

Available August 1, 2022

Premises	Area
Office	1,000 sf (estimate)
Warehouse	12,029 sf
Total	13,029 sf

- End Unit
- Clear Height in Warehouse: 30' ft
- 2 Dock (with dock levelers) and 1 Grade Door
- Ample on site parking
- IB 1 Zoning
- Power Supply: 200 AMPS/600 VOLTS/ 3 PHASE
- Fully Sprinklered building

- Basic Rent: Upon Request
- (2022 Estimated) Operating Expenses & Taxes: \$4.67 psf pa



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