## **112 - 13880 WIRELESS WAY, RICHMOND** ± 2,496 SQUARE-FOOT INDUSTRIAL WAREHOUSE SPACE

# FOR LEASE





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**Commercial Real Estate Services** 

William Wright is pleased to present the opportunity to lease a 2,496 square-foot industrial warehouse space located in Richmond at 13880 Wireless Way. The subject property is situated inside TROVE, the first luxury automotive storage condominium concept of its kind in the Lower Mainland.

The building showcases a private gated security entrance (open during business hours), complete with cameras with access made convenient through a remote key fob. The tenant mix is uniquely diverse, ranging from a coffee roastery to a modern French Asian fusion restaurant, fostering a dynamic atmosphere. The industrial unit boasts an open-concept shell with 18' ceiling heights, a mezzanine level for multi-purpose use and warehousing, 100 amp electrical service, and rough-in for gas and water. Close to major transit routes, the area offers quick access to Highways 99 & 91 and Downtown Vancouver. For business owners, this unique commercial unit is a great opportunity to operate in and out of, as it has flexible IB1 zoning, allowing several business types to operate.

### Unit 112 13880 Wireless Way, Richmond

18' ceiling height

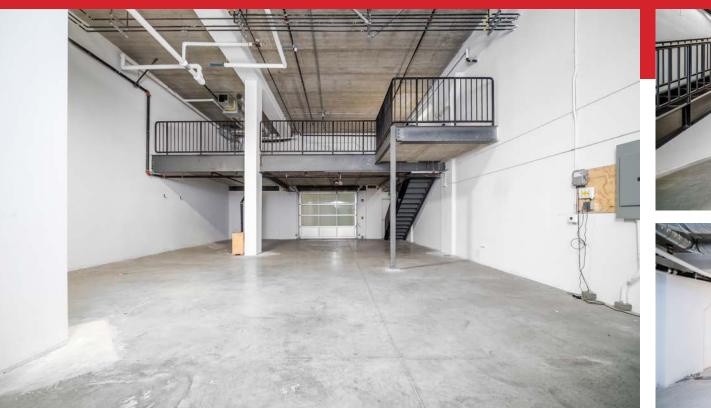
One grade loading door

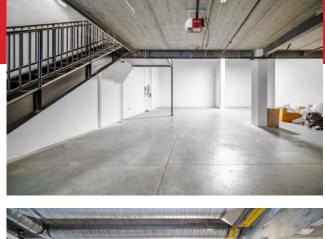


Approx 1,983 SF warehouse + 513 SF mezzanine



Within close proximity to the Oak Street Bridge, Knight Street Bridge, and East West Connector Highway





### Salient **Facts**

SIZE BREAKDOWN <u>\_\_\_\_</u> Warehouse: ± 1,983 SQFT

Mezz: ± 513 SQFT

Total: ± 2,496 SQFT

PARKING ê Visitor parking on site

ZONING Ô IB1

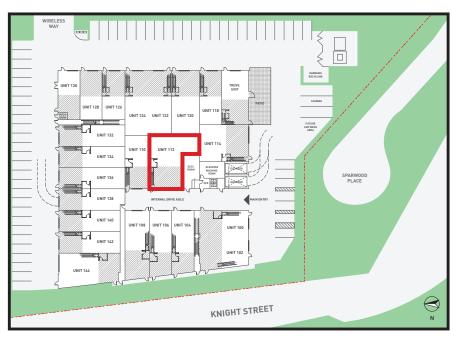
**BASIC RENT** \$= \$25/SF



ADDITIONAL RENT \$9/SF



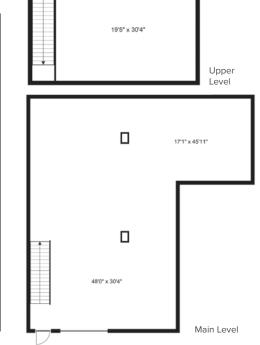
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.















#### LOCATION

Situated along the busy Knight Street corridor, this central unit offers quick and easy access to Knight Street serving Downtown Vancouver and Highways 91/99 providing quick access to the US/ CDN Border Crossing, Vancouver International Airport, and most major traffic arteries.

#### FOR MORE INFORMATION CONTACT

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