# **135 - 13988 MAYCREST WAY, RICHMOND** WAREHOUSE/OFFICE SPACE AT MAYCREST BUSINESS CENTRE

# FOR LEASE





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WILLIAM | WRIGHT

#### 135 - 13988 MAYCREST WAY

2,173 sq. ft. industrial unit situated at Maycrest Business Centre with street exposure onto No. 6 Road. The main floor comprises a 1,455 sq. ft. warehouse area with up to 19' clear ceiling height and 10x12 rear grade-loading door, while the second floor features a 718 sq. ft. office space with laminated flooring, a T-bar ceiling, and its own separate entrance. The unit includes 3 parking stalls (2 in the front and 1 in the rear) along with a loading stall at the rear.

## **PROPERTY HIGHLIGHTS**

10x12 rear grade loading	
19' clear ceiling height	
Street exposure with signage opportunity along No. 6 Road	
Efficient unit layout for optimal functionality	lo 

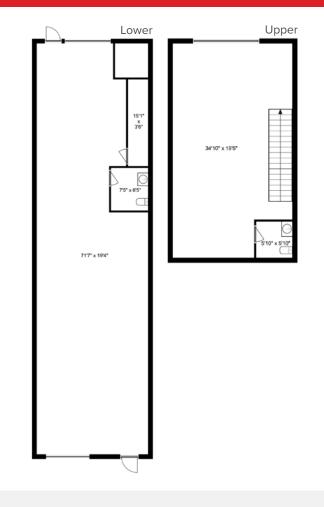












Size	± 2,173 SQFT	
Parking	3 (2 in front and 1 in rear) plus loading stall	
Zoning	IB-1	
Basic Rent	Contact Listing Agent	
Additional Rent	\$7.40/FT	

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



#### LOCATION

Conveniently nestled within the bustling 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

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