

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

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## 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

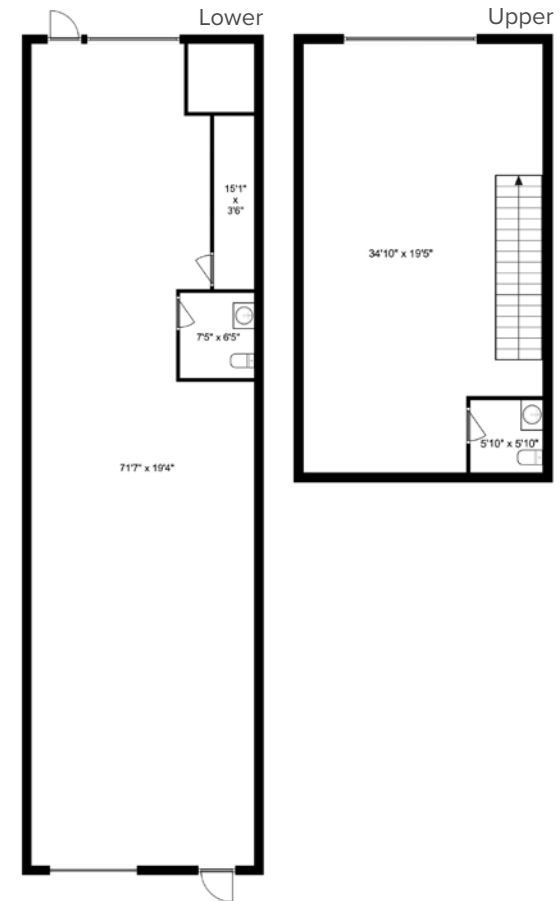
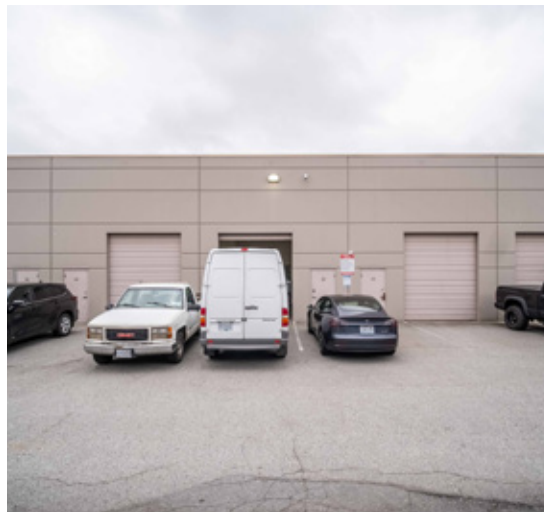


Street exposure with signage opportunity along No. 6 Road



Efficient unit layout for optimal functionality





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

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



DRIVING DISTANCES	
YVR AIRPORT	14 MIN DRIVE
DOWNTOWN VANCOUVER	32 MIN DRIVE
USA/CANADA BORDER	35 MIN DRIVE
PORT METRO VANCOUVER	35 MIN DRIVE

## 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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