



14260 Knox Way, Richmond, B.C.

For Lease

113,688 SF Distribution Centre with Expansion Potential
Located 20 Minutes from Downtown Vancouver

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Accelerating success.

Offering Highlights

- ✓ 113,688 square foot distribution centre
- ✓ 35' clear ceiling height
- ✓ 13 dock level loading doors
- ✓ Drive-in loading
- ✓ Additional land providing yard and expansion potential
- ✓ Available December 1st, 2022

Opportunity

To lease a centrally located tier-1 distribution centre with in-place yard and building expansion potential. The existing 8,700 square foot, two level office space provides a built-in cost and timing advantage relative to constructing these valuable improvements in a new building. The building can be expanded by approximately 30,000 square feet or the additional land can be improved as yard space.

Location

This exceptional property is situated at the west end of Knox Way, just east of No. 6 Road and River Road, in North Richmond. A central location provides excellent access to major arterial routes leading to the Fraser Valley, the US/Canada border, and the surrounding municipalities of Burnaby, Vancouver, Delta, New Westminister and Surrey. Vancouver International Airport is quickly and easily accessed 12 minutes to the west while downtown Vancouver is only a 20 minute drive via multiple routes to the north. This neighborhood is home to many prominent local and international businesses including IKEA, Coca-Cola, Mercedes-Benz and the Home Depot.



Zoning

IL (Light Industrial) provides for a range of general industrial uses including manufacturing, warehousing, wholesale, distribution, assembly and most offices uses.

Available Area

Main Floor Office	4,362 SF
Second Floor Office	4,362 SF
Warehouse	104,964 SF
Total Building Area	113,688 SF
Expansion Area	+/- 30,000 SF

Asking Lease Rate

Please contact listing agents.

Estimated Operating Costs and Taxes (2022)

\$4.25 per square foot, per annum (excluding Management Fee)

Availability

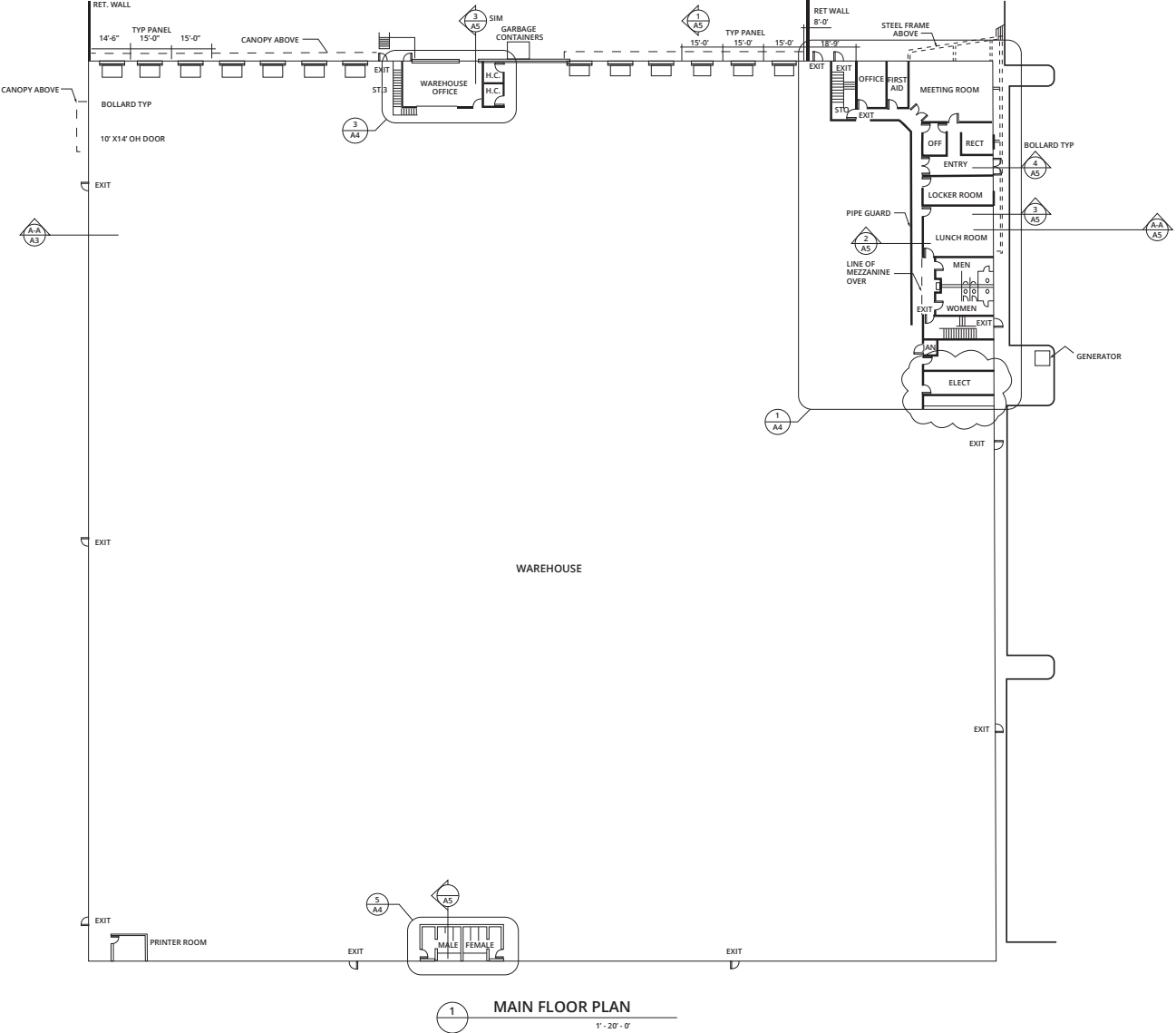
December 1st, 2022



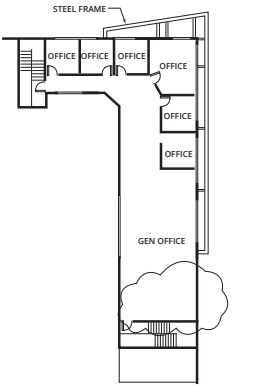
Building Features

- 13 - 9' x 10' dock loading doors with 6' x 6' hydraulic levelers, seals and canopies
- 1 - 14' x 10' grade level door
- 35' clear warehouse ceilings
- 800 lb per SF floor load
- Shippers' office
- 30' wide x 40' deep column grid with a 50' speed bay
- T5 warehouse lighting on motion sensors
- Gas fired unit heaters
- 105 surface parking stalls
- Four points of ingress & egress
- Secured loading court with 6 foot high security fencing
- 600amp, 347/600 volt, 3-phase electrical service
- 60' deep concrete apron
- 60kw backup generator
- Expansion lands may accommodate approximately +/- 30,000 SF of additional warehouse area with 8 dock level doors

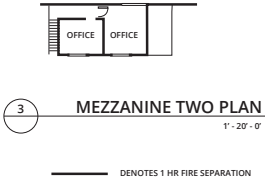
Floor Plan



1 MAIN FLOOR PLAN
1' - 20' - 0"

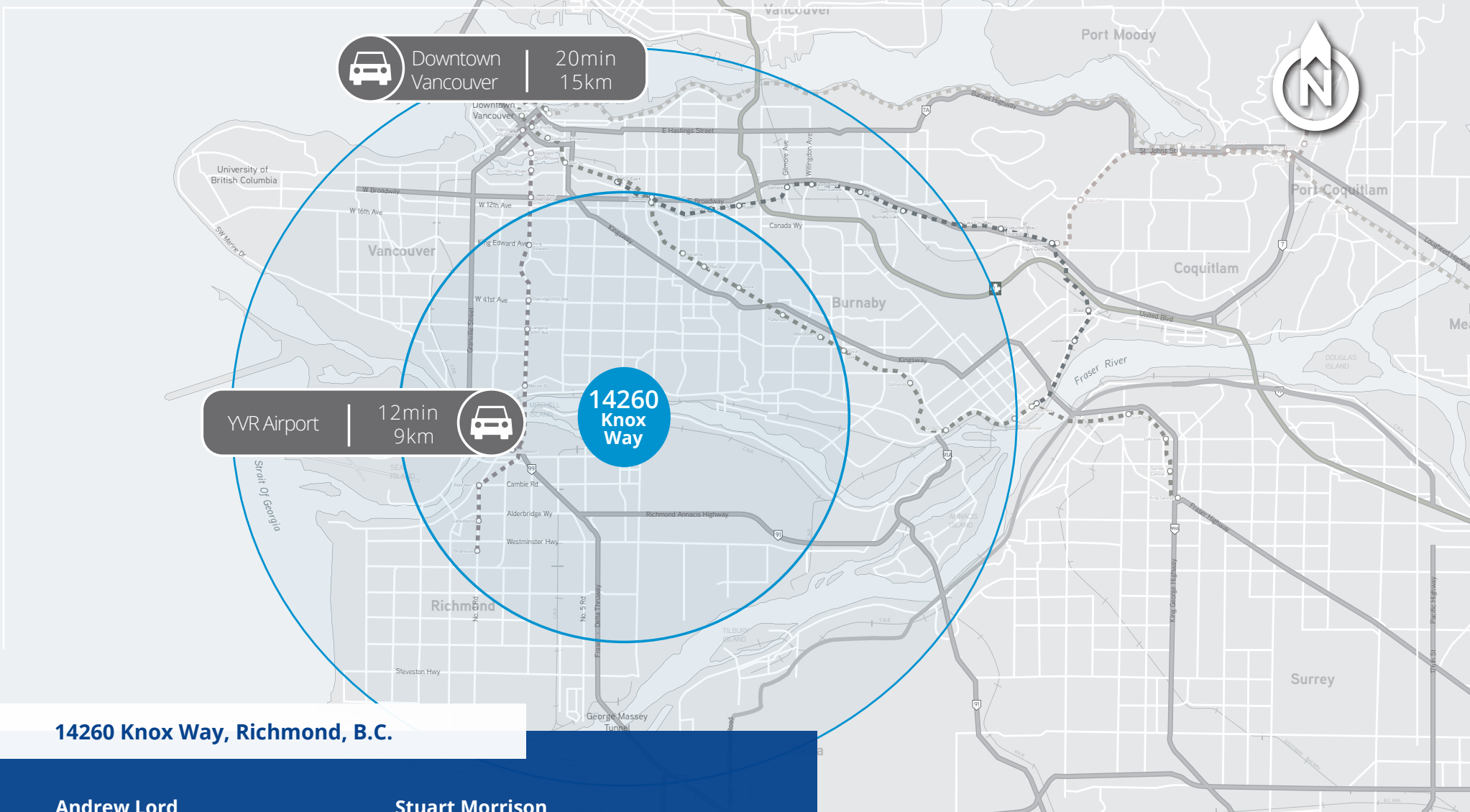


2 MEZZANINE ONE PLAN
1' - 20' - 0"



3 MEZZANINE TWO PLAN
1' - 20' - 0"

— DENOTES 1 HR FIRE SEPARATION



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