

# FOR SALE

OPPORTUNITY TO PURCHASE A  
SMALL BAY STRATA WAREHOUSE  
IN SOUTH RICHMOND FEATURING  
BOTH DOCK AND GRADE LOADING

**2110-11980**  
**HAMMERSMITH WAY**  
RICHMOND, BRITISH COLUMBIA



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**CBRE**



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# BUILDING EXTERIOR & LOADING







## IB-1 Zoning

Allows a wide range of general industrial uses and stand alone offices with a wide range of compatible uses

**LOADING**  
**CEILING HEIGHT**  
**PARKING**  
**STRATA FEES**  
**TAXES**  
**AVAILABILITY**  
**ASKING PRICE**

## Unit size

3,145 SF (Ground floor)  
1,252 SF (Upper floor)

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**4,397 SF Total**

1 Dock & 1 Grade Door  
26' clear (main floor)  
6 designated stalls  
\$459.20/month  
\$19,163.95 (2023)  
60 day notice  
\$3,000,000





## Unit Features

- + 26 ft. warehouse clear height
- + Building constructed in 2011
- + Air conditioned second level offices
- + Glazing allows natural light
- + 6 designated parking stalls
- + 400 amps/3-phase power
- + Improved offices
- + One washroom per floor



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THE PROPERTY IS LOCATED ON HAMMERSMITH WAY IN THE PRIME RIVERSIDE INDUSTRIAL PARK AREA IN SOUTH RICHMOND. THE NEIGHBOURHOOD IS HOME TO NUMEROUS INTERNATIONAL HEADQUARTERS AND FEATURES A WIDE ARRAY OF DINING OPTIONS, BUSINESS SERVICES, DAYCARES, PARKS AND RECREATIONAL AMENITIES. THE PROPERTY IS OPTIMALLY SITUATED MINUTES AWAY FROM THE INTERSECTION OF STEVESTON HIGHWAY AND HIGHWAY 99 TO VANCOUVER AND THE U. S. BORDER CROSSING OFFERING EFFICIENT TRAVEL TO METRO VANCOUVER AND YVR INTERNATIONAL AIRPORT.

11980 HAMMERSMITH WAY

SHELL ROAD

HAMMERSMITH WAY

STEVESTON HIGHWAY

99

HIGHWAY 99

NO. 5 ROAD

MACHRINA WAY

HORSESHOE WAY

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Connect with us for more information

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