



FOR SALE

161-3239 No. 6 Road, Richmond, BC

12,286 SF PREMIUM INDUSTRIAL WAREHOUSE WITH 2 DOCK AND 1 GRADE LOADING DOOR

**THE
INDUSTRIAL
SPECIALISTS**

CBRE

Unit Details

BENCHMARK - DEVELOPED BY CONWEST

LOCATED IN RICHMOND'S MOST POPULAR BUSINESS DISTRICT, CRESTWOOD.
PREMIUM INDUSTRIAL AND OFFICE SPACE THAT IS FLEXIBLE, ACCESSIBLE, AND CENTRAL.

Unit Size

10,365 SF (Warehouse)

1,921 SF (Upper floor)

12,286 SF Total

LOADING DOORS

2 Dock & 1 Grade Door

CEILING HEIGHT

28' clear

PARKING

11 exclusive stalls
+ additional visitor parking

STRATA FEES

\$1,354.09/month

PROPERTY TAXES

\$67,072.15 (2023)

AVAILABILITY

Contact listing agents

ASKING PRICE

\$8,785,205.00

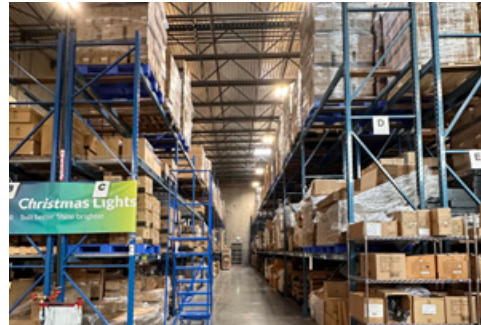
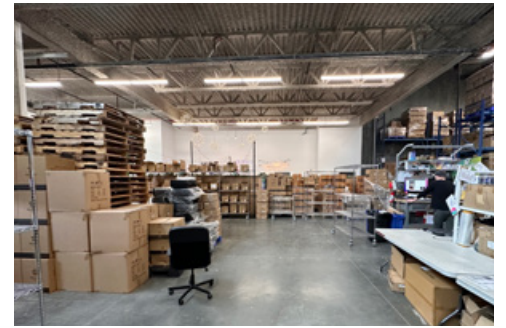
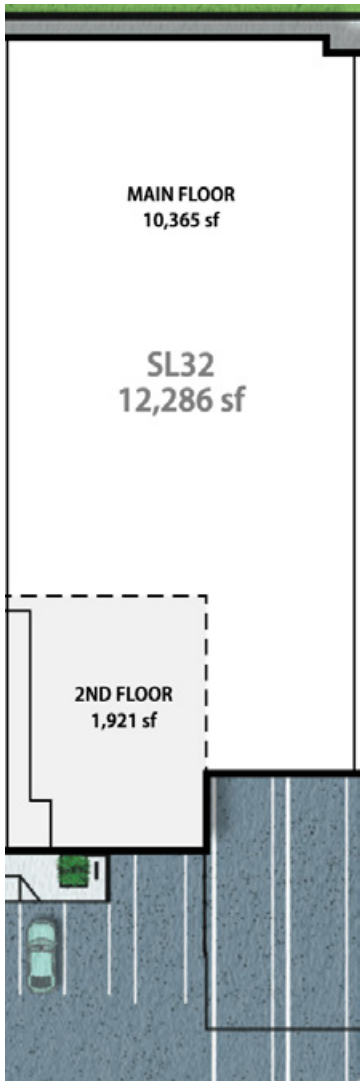
IB-1 Zoning

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



Unit Features

- + High-ceiling, distribution-oriented large bay warehouse unit
- + Recessed dock & at-grade loading to accommodate 53' trailers
- + Finished washroom on ground floor
- + 200 amp/600 volt electrical service
- + 1hr fire rated demising walls with acoustic insulation
- + ESFR sprinkler system within warehouse
- + Warehouse skylights
- + Ample on site vehicle parking & truck maneuvering room
- + Dedicated 40A-280 EV charging outlet
- + Central indoor bicycle storage & end-of-trip facilities





Joel Barnett
 Personal Real Estate Corporation
 Executive Vice President
 Industrial Properties Group
 604 662 5570
 joel.barnett@cbre.com

Steve Brooke
 Personal Real Estate Corporation
 Senior Vice President
 Industrial Properties Group
 604 662 5147
 steve.brooke@cbre.com

Alex Mei 梅嘉俊
 Personal Real Estate Corporation
 Associate Vice President
 Industrial Properties Group
 778 788 3106
 alex.mei@cbre.com

Connect with us for more information
theindustrialspecialists.com
 @theindustrialspecialists

CBRE

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

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