

**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**UNIT 5108**

**13562 MAYCREST WAY**

**RICHMOND, BC**

**9,830 SF WAREHOUSE & MOVE-IN READY OFFICE SPACE**

- BRANDING & SIGNAGE POTENTIAL WITH EXPOSURE TO HIGHWAY 91
- WAREHOUSE SPACE WITH OFFICE & SHOWROOM
- GRADE & DOCK LOADING
- 25' CEILING HEIGHTS
- MOVE-IN READY
- AMPLE PARKING



**EXCELLENT LOCATION**

DIRECT ACCESS TO KNIGHT STREET & HWY 91



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# FOR LEASE

## UNIT 5108

# 13562 MAYCREST WAY

## RICHMOND, BC

### LOCATION

Crestwood Business Centre is a four building business park in the heart of Crestwood / Bridgeport area of Richmond. Positioned at the junction of Knight and Westminster Highway, Crestwood Business Centre provides quick access to all points in Metro Vancouver, and is in close proximity to all methods of shipping and transport.

### OPPORTUNITY

Rare opportunity to position your business in a high exposure, well maintained business park in Central Richmond. 5108 - 13562 Maycrest Way is a warehouse / office facility featuring high-end improved ground and 2nd office, as well as ground floor warehouse space.

### AVAILABLE AREA\*

First Floor	7,145 sf
Second Floor	2,685 sf
<b>Total Available Area</b>	<b>9,830 sf</b>

\* Exact square footage to be confirmed

### ZONING

IB1 - Industrial Business Park

### FEATURES

- Improved office build out
- Excellent signage and brand exposure
- Approximately 25' ceilings in warehouse
- Loading - one (1) dock & one (1) grade
- Easy access from Highway 91 and Knight street
- Ample parking available at no charge
- High efficiency tenant controlled HVAC
- Heavy 3 phase power

### ASKING LEASE RATE

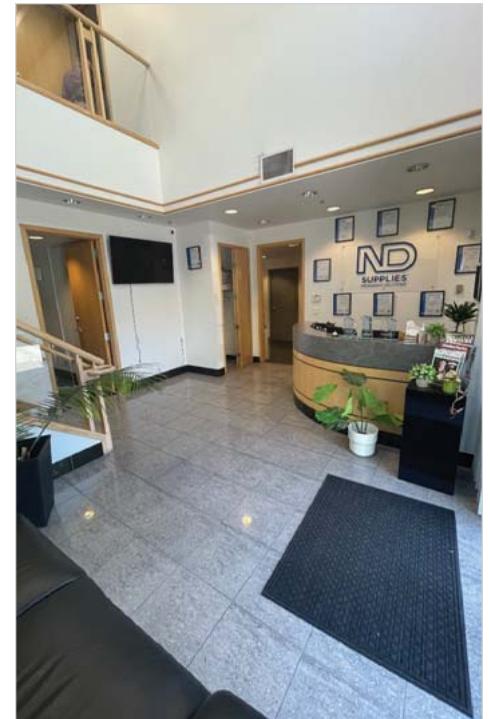
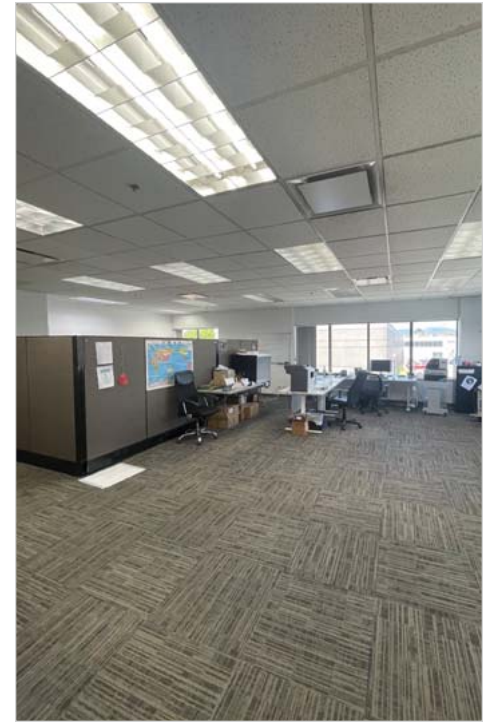
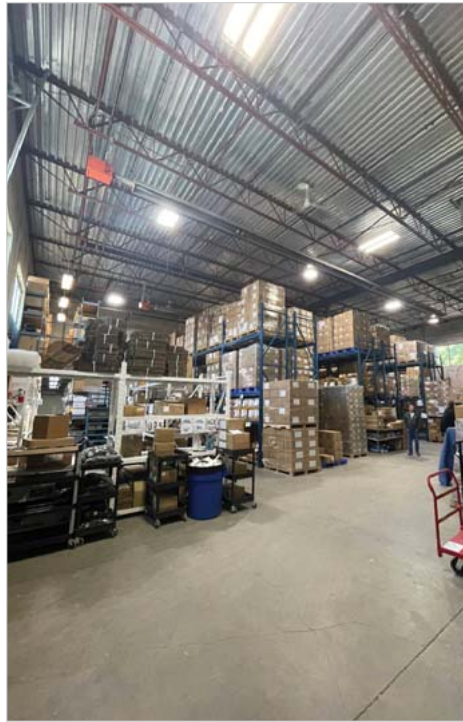
Please contact listing agents

### ADDITIONAL RENT

Please contact listing agents

### AVAILABLE

October 1, 2023



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