

**FOR SALE**  
**160-13900 MAYCREST WAY**  
RICHMOND, BC



# MAYCREST INDUSTRIAL PARK

**23,705 SF OF MODERN INDUSTRIAL & FLEX-SPACE**

# 160-13900 MAYCREST WAY

## RICHMOND, BC

### THE OPPORTUNITY

As exclusive advisors, Cushman & Wakefield ULC ("C&W") is pleased to offer for sale 160 - 13900 Maycrest Way, a high-profile mixed-use office and industrial asset situated in Maycrest Industrial Park in Richmond, BC.

The property provides a rare opportunity to acquire an institutional quality office and industrial asset in one of Metro Vancouver's most popular business parks. Maycrest Industrial Park is ideally situated along major thoroughfares

providing exceptional signage exposure and accessibility which will continue to attract strong demand and rental income growth.

The asset can be acquired vacant for owner users looking for the ideal mix of industrial flex space. The current tenant is Hesca Anti-aging Canada Ltd. Who have built out the asset as a high tech medical GMP facility with a great mix of office / lab / patient rooms and warehouse. The current tenant is on a month to month tenancy but would like to secure a long term lease making this an ideal investment opportunity as well.

Whether you are an investor or owner user looking for industrial, office or laboratory space this opportunity could be the ideal fit for you.



### SALIENT DETAILS

<b>PID</b>	026-667-720
<b>Site Area</b>	TBD
<b>GLA</b>	23,705 SF
<b>Storeys</b>	2
<b>Year Built</b>	2006
<b>Parking</b>	18 stalls
<b>Loading</b>	Grade and Dock Loading
<b>Zoning</b>	IB1 - Industrial Business Park
<b>OCP Designation</b>	Mixed Employment
<b>Conveyor System</b>	Electronic conveyor system in place to move goods from 1st to 2nd floor
<b>Gross Taxes</b>	\$90,623.00 (2024)
<b>Assessed Value</b>	\$11,094,000
<b>Asking Price</b>	Please contact Listing Agents

### INVESTMENT HIGHLIGHTS

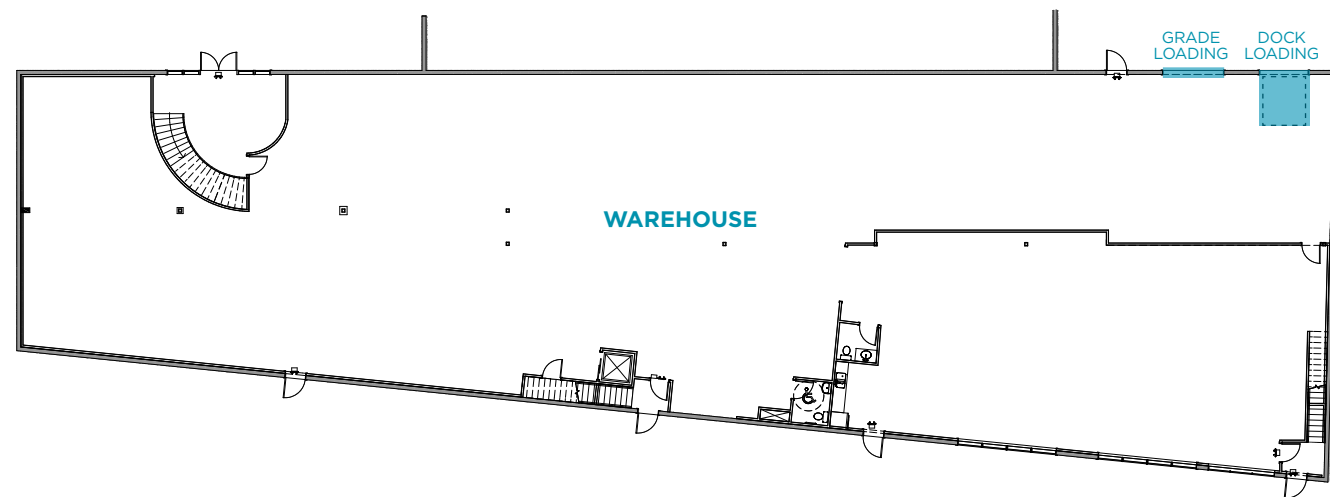
- HIGH EXPOSURE LOCATION IN RICHMOND'S PREMIER BUSINESS PARK - MAYCREST INDUSTRIAL CENTRE
- EXCEPTIONAL CONNECTIVITY TO THE REST OF RICHMOND AND THE REGION VIA ADJACENT HIGHWAY 91, KNIGHT STREET, AND HIGHWAY 99
- UNIQUE POSITIONING AND EXPOSURE ALONG HIGHWAY 91 AND NO 6 ROAD
- OFFERING GREAT SIGNAGE OPPORTUNITY AND EMPHASIZE CORPORATE IMAGE
- VACANT POSSESSION AVAILABLE OR LONG TERM LEASE AVAILABLE WITH CURRENT TENANT
- IDEAL FOR INDUSTRIAL , OFFICE, MEDICAL / LAB USER GROUPS



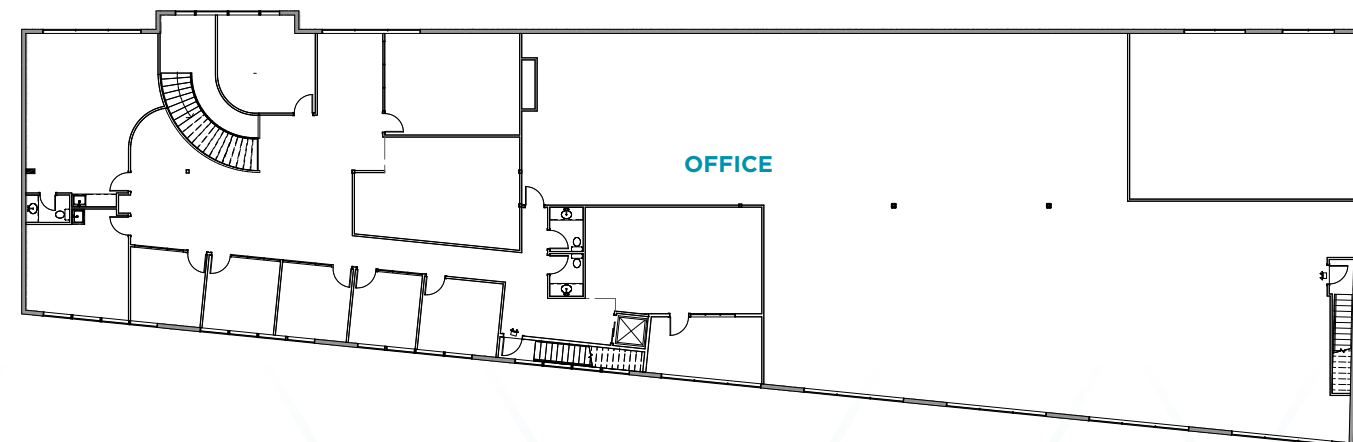
## UNIT 160

Main Floor Warehouse	12,413 SF
Second Floor GMP Lab Space	11,292 SF
<b>Total</b>	<b>23,705 SF</b>

### GROUND FLOOR



### SECOND FLOOR



## MONTH TO MONTH TENANT



加拿大·海斯科抗衰老中心

Hesca Anti-aging Center Canada Ltd. is located in the anti-aging holy land of Richmond BC. It has GMP laboratories with international standards, biological cells Testing room, biological high-tech research room, (North America) natural medicine clinic and corresponding anti-aging unit. Hesca has the most optimized medical anti-aging expert team. The center integrates research, clinical and high-tech product sales, and provides medical anti-aging services in an all-round and three-dimensional manner.

It has always been the purpose and principle of the Canadian Hesco Anti-Aging Center to use a non-invasive method to conduct anti-aging from the inside and the outside of the human body. Whether it is a sub-health sign or a disease state, we will face the problem with innovative high-tech, and we are with you on the road of seeking high-quality life!



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RICHMOND, BC

## MAYCREST INDUSTRIAL AREA

Maycrest Industrial Area is a well-established employment area that is home to approximately 20 percent of Richmond's industrial and office space. The area is highly sought-after by industrial and flex office industrial users due to its strategic location, low taxes, and access to a wide range of amenities. The area offers easy access to multiple transport modes including air, sea, rail, and road with direct access to B.C.'s largest trading partners - U.S. and China. Furthermore, City of Richmond offers some of the lowest industrial/office tax rates compared to other Metro Vancouver municipalities attracting business and flourishing economic growth.



## EXCEPTIONAL LOCATION AT MAYCREST INDUSTRIAL PARK

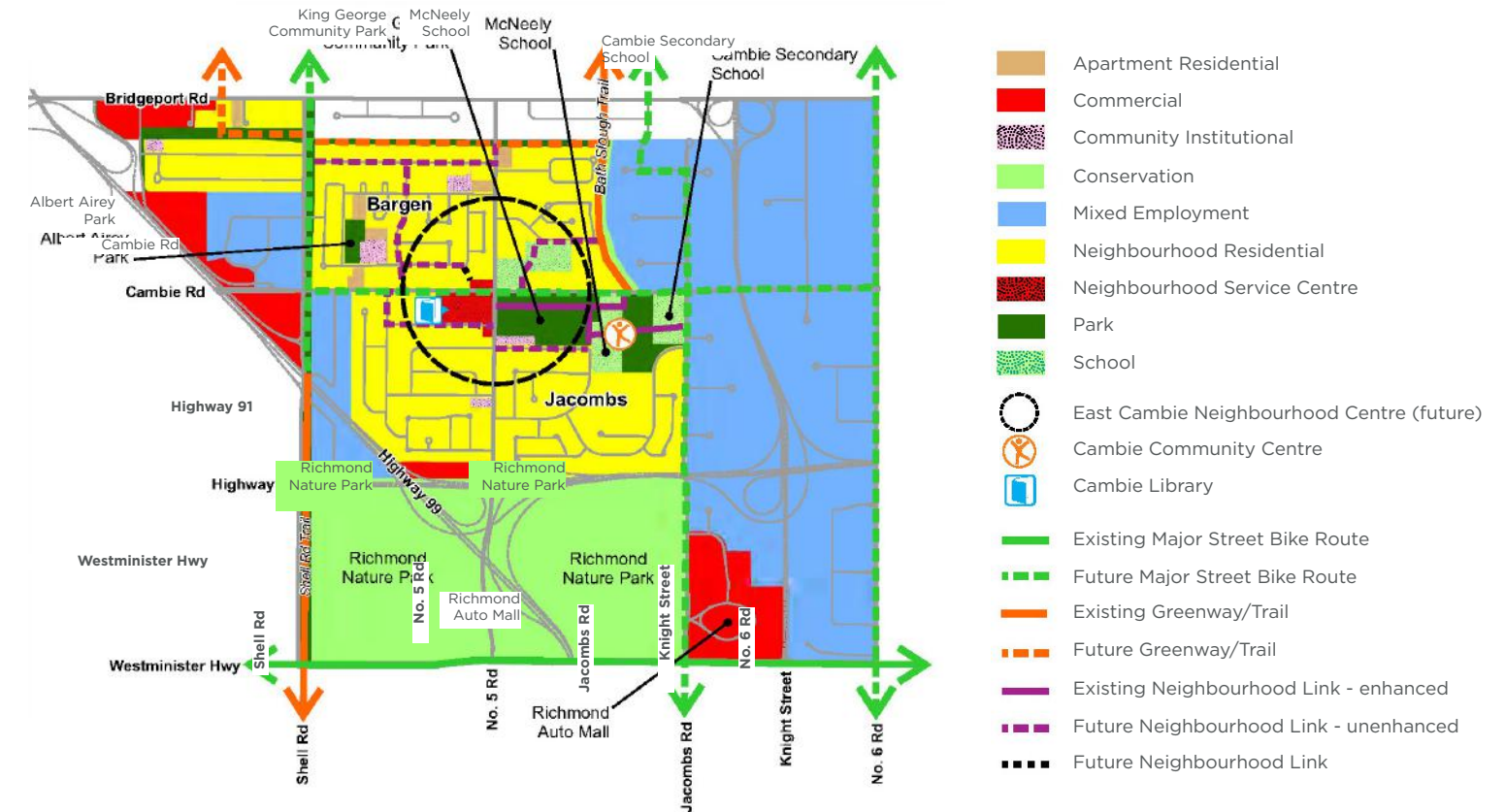
160-13900 Maycrest Way is located within Maycrest Industrial Park - a premier suburban industrial business park located along major regional thoroughfares.

The Property features a high exposure corner location fronting Highway 91 to the south and No. 6 Road to the east. To the south and west, the Property neighbours Crestwood Corporate Centre - a 900,000 square foot business park campus.





## LAND USE



## ZONING - IB1 - INDUSTRIAL BUSINESS PARK

**Permitted Uses** Animal Daycare, Grooming, Shelter Auction, Minor Broadcasting Studio, Child Care, Commercial Storage, Vehicle Parking and Storage Contractor Service Education, Commercial Emergency, Government, Health Service, Industrial, General Library and Exhibit Manufacturing, Custom Indoor Office Recreation, Indoor Recycling Depot, Dropoff Restaurant Vehicle Repair, Vehicle Body Repair and Paint Shop

**Height** 12.0 m

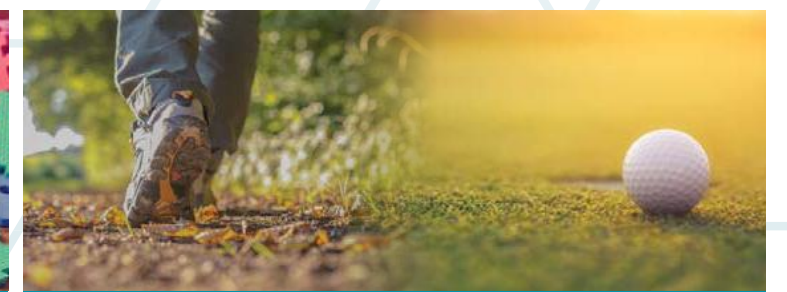
## LAND USE DESIGNATION

**Official Community Plan** Mixed Employment      **East Cambie Area Plan** Industrial

## BUSINESS PARK AMENITIES



CAFE & DAYCARE



RECREATIONAL TRAILS & GOLF COURSE & DRIVING RANGE

# FOR SALE

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