UNIT 2 - 12671 BATHGATE WAY

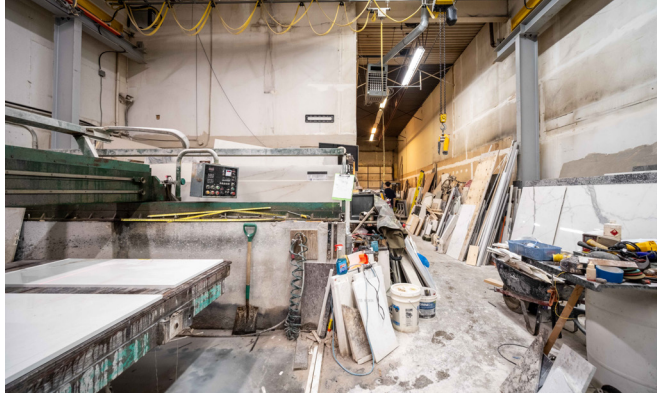
Richmond, BC

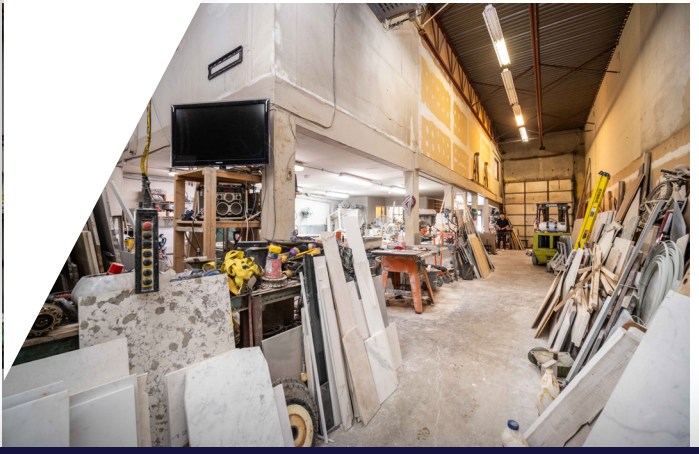
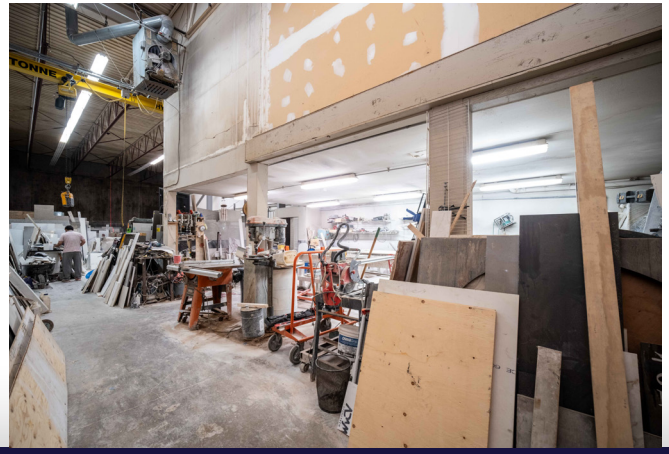


FOR SALE OR LEASE

4,461 SF UNIT, IB1 ZONED FOR LIGHT MANUFACTURING & STORAGE

CUSHMAN & WAKEFIELD

OVERVIEW

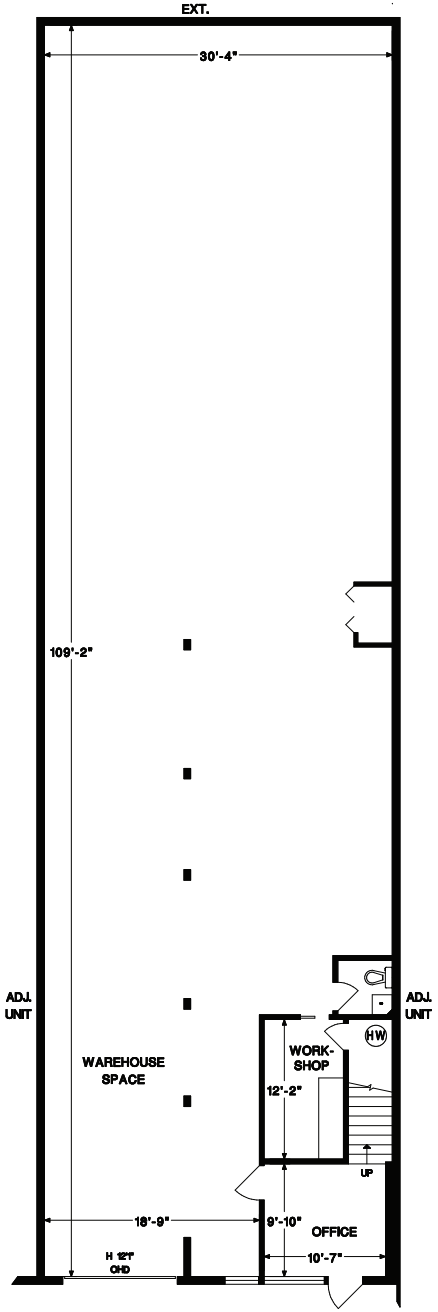
2 - 12671 Bathgate Way is a 4,461 SF industrial strata unit in North Richmond, comprising 3,117 SF of open warehouse and 308 SF of office on the main floor, and 1,036 SF of built-out office on the second floor. The main floor includes a front office, a workshop, and a washroom. The second floor includes one enclosed office, a large open office or boardroom area, a break room with kitchenette, and a second washroom. The unit is currently configured for light manufacturing and is improved with a 2-tonne overhead crane serving a front dock loading bay, which can be included. The warehouse is heated by a gas-fired unit. Zoning is IB1 (Industrial Business Park), permitting a versatile range of industrial and business uses including light manufacturing and storage. The property is minutes from Highway 91, Knight Street, and Oak Street.

PROPERTY HIGHLIGHTS

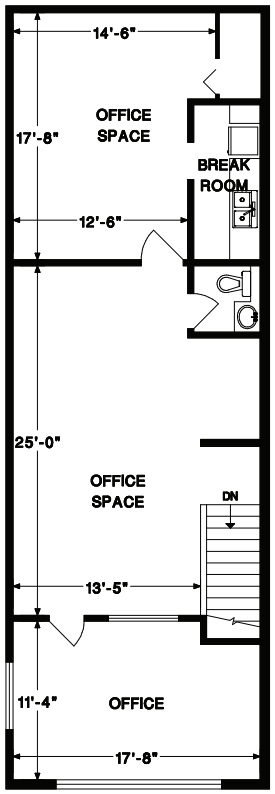
- One (1) front dock loading bay
- 2-tonne overhead crane
- Ample electrical service
- Gas-fired heater in warehouse
- Office improved with an enclosed office, a large open office/boardroom area, a break room with kitchenette, and a second washroom
- IB1 zoning allows versatile industrial and business uses
- Minutes from Highway 91, Knight Street, and Oak Street

FLOORPLANS

MAIN FLOOR



SECOND FLOOR



Measurements are approximate and shall be verified by the Tenant or Buyer if deemed important.

SALIENT DETAILS

SIZE	Main Floor Warehouse	±3,117 SF
	Main Floor Office	±308 SF
	Second Floor Office	±1,036 SF
	Total Area	±4,461 SF
PARKING	4 stalls	
ZONING	IB1	
YEAR BUILT	1980	
PROPERTY TAXES	$16,077.02	
PID	001-869-167	
LEGAL DESCRIPTION	Strata Lot 2 section 30 block 5 north range 5 west New Westminster district strata plan NW1653 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1	

LEASE RATES

BASIC RENT	$16.00/SF
ADDITIONAL RENT	$5.27/SF
AVAILABILITY	Minimum 90 day notice

SALE DETAILS

STRATA FEES	$339.04
PRICE	$2,097,000 ($470 PSF)


AIRTEK CANADA INC
3

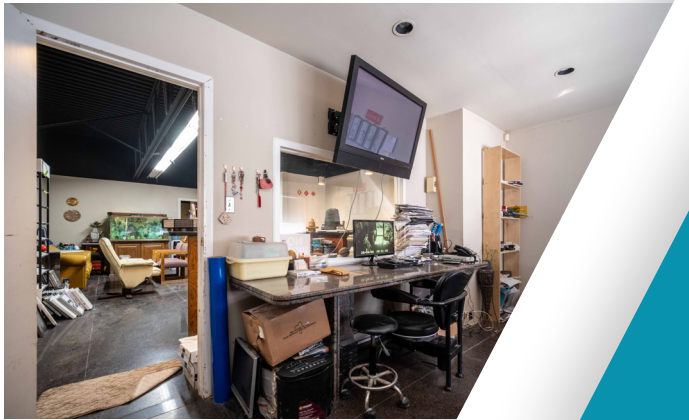

2



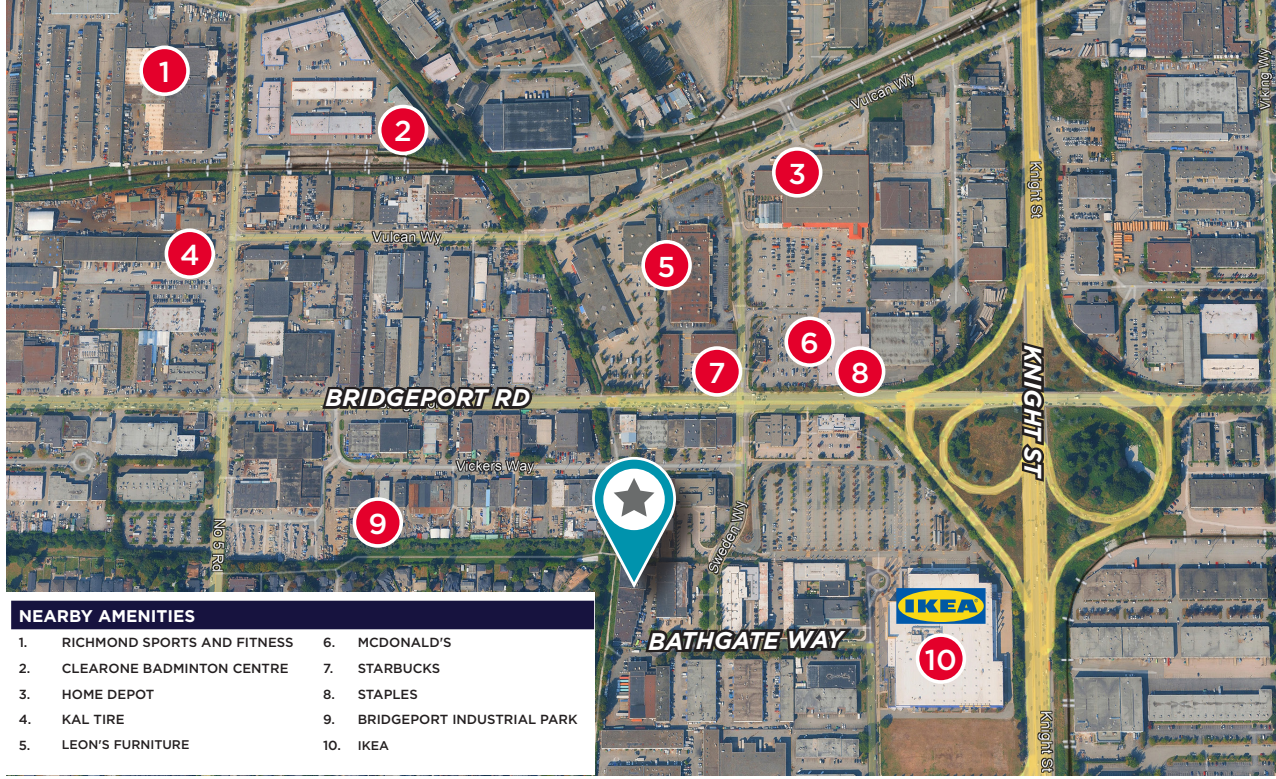












NEARBY AMENITIES

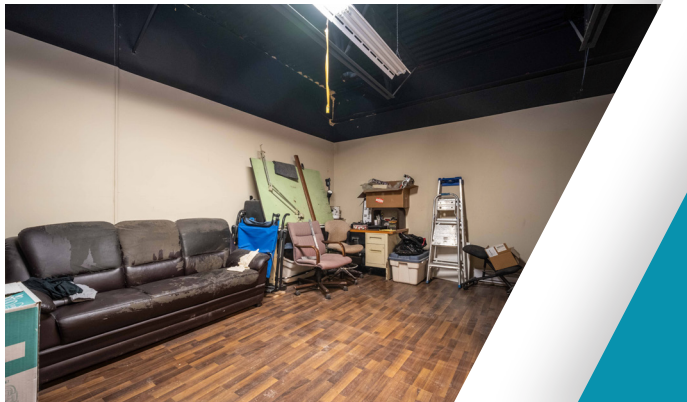
1.	RICHMOND SPORTS AND FITNESS	6.	MCDONALD'S
2.	CLEARONE BADMINTON CENTRE	7.	STARBUCKS
3.	HOME DEPOT	8.	STAPLES
4.	KAL TIRE	9.	BRIDGEPORT INDUSTRIAL PARK
5.	LEON'S FURNITURE	10.	IKEA











LOCATION

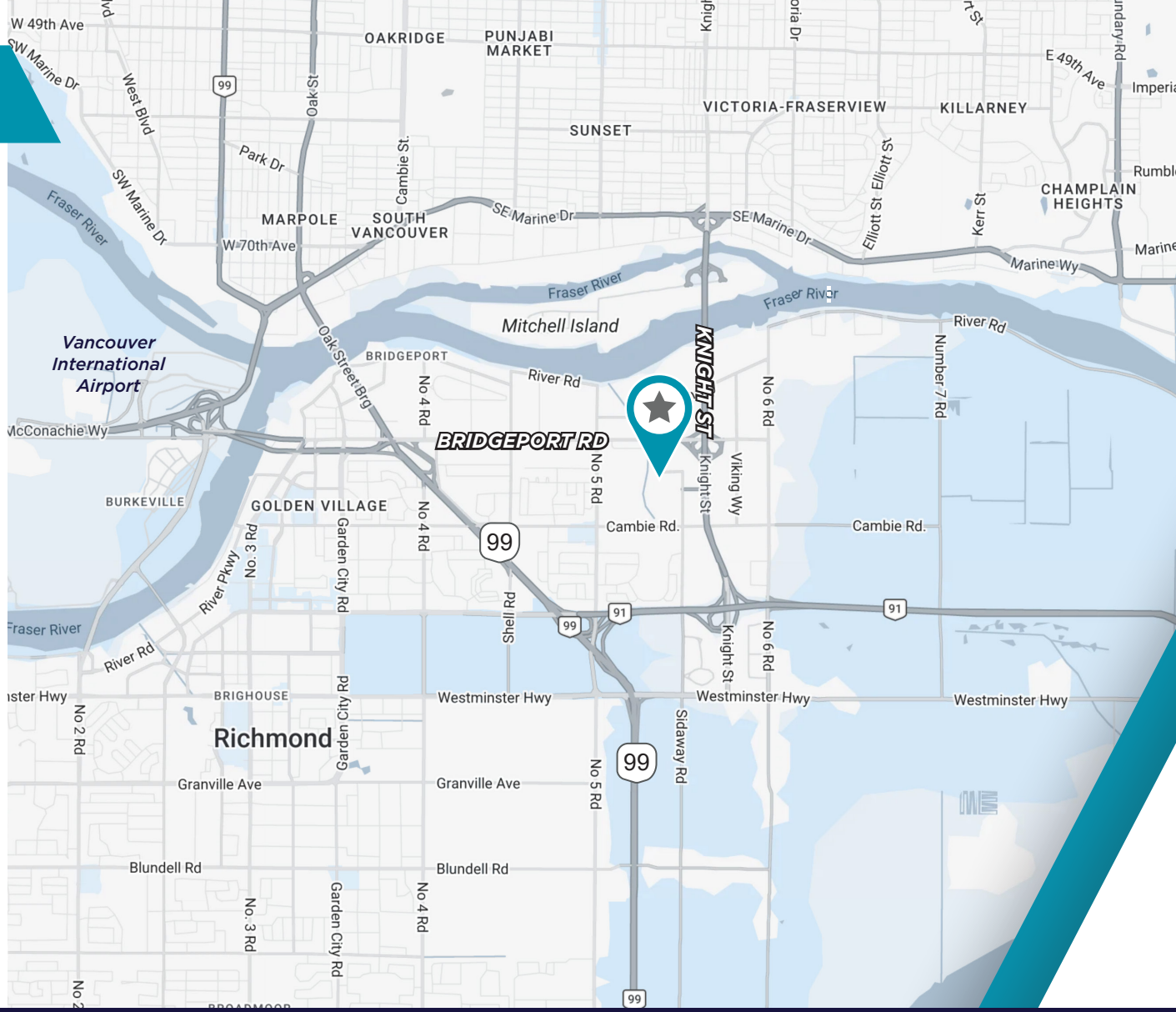
Richmond

The subject property is located in North Richmond, with convenient access to Highway 91, Knight Street, and Oak Street. This central location offers excellent connectivity to Metro Vancouver, YVR Airport, and key transportation corridors, making it ideal for businesses requiring efficient distribution and access to regional logistics hubs.

DRIVE TIMES

LOCATION	MINUTES
Bridgeport Station	9 mins
Highway 99	11 mins
Oak Street	8 mins
Knight Street	2 mins
YVR Airport	13 mins
Downtown Vancouver	30 mins

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WALKSCORE



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