

FOR LEASE | INDUSTRIAL/OFFICE
1560 RICHMOND STREET
NORTH VANCOUVER, BC

ONLY \$18.95 PSF*



► 2,935 SF Freestanding Industrial/Office Building in North Vancouver

Location

Located on the north side of Richmond Street in the Lynn timer Industrial Area of North Vancouver, the subject unit is just two blocks south of Main Street, two blocks west of the entrance to Highway 1, and the Second Narrows Bridge. The property offers exceptional accessibility to businesses looking for quick access on and off the North Shore, as well as a prime location in one of the most stable industrial markets, consistently reporting one of the lowest vacancy rates in Metro Vancouver.

Highlights

- Fenced and landscaped secure outside area
- Four parking stalls with security gate
- Concrete block construction
- Recent renovations

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**Year 1 lease rate*

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Features

- ▶ Grade level loading door
- ▶ New washroom on main floor
- ▶ 20' clear ceiling height
- ▶ 3 phase 200 amp power
- ▶ New carpet and interior paint

Zoning

EZ-1 (Employment Zone Industrial)

Available Space

Main Floor	1,725 SF
Mezzanine Office/Storage	1,210 SF
Total	2,935 SF

Lease Rate

Year 1 – \$18.95 PSF or
\$4,634.85 per month plus GST

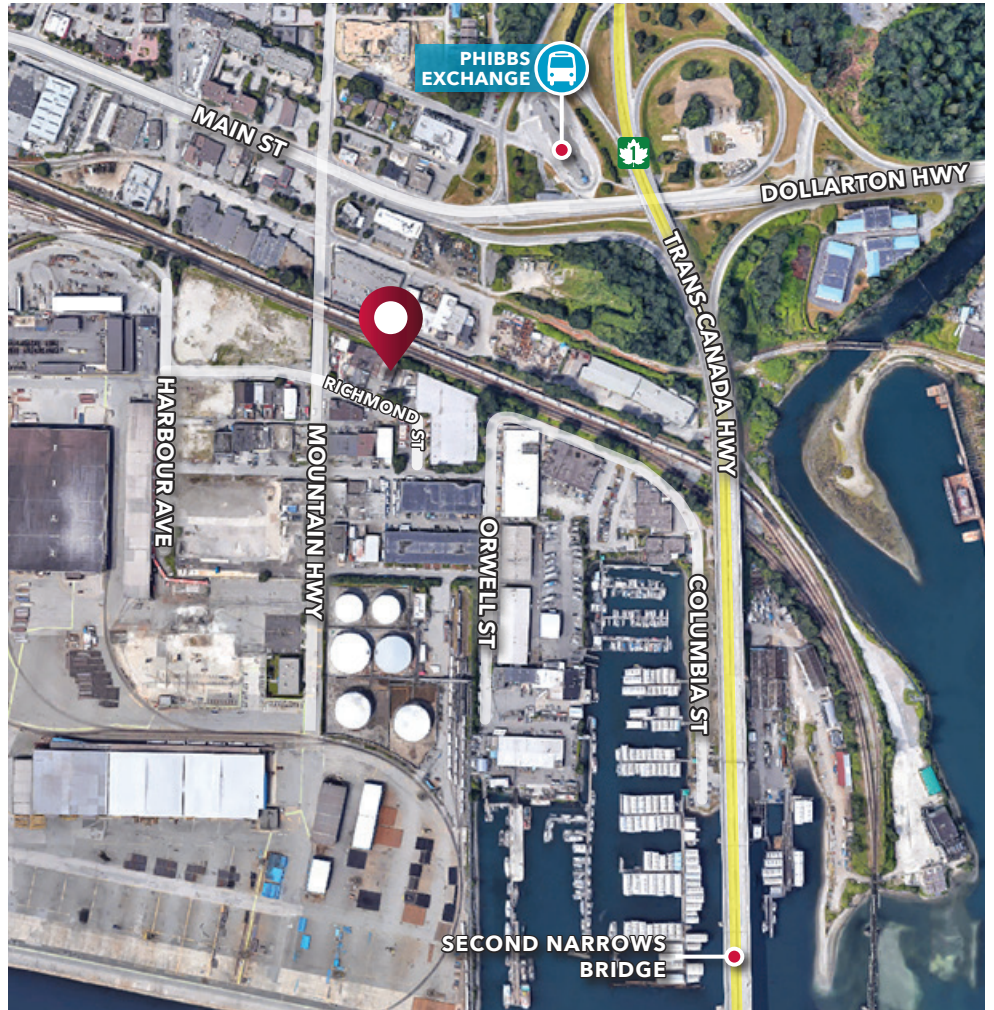
Taxes & Operating Costs*

\$9.16 PSF (2023) or
\$2,240.38 per month plus GST

**Gas is included*

Availability

Immediate



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