

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

ONLY \$15.00 PSF
YEAR 1 INTRODUCTORY RATE



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

Location

Located on the north side of Richmond Street in the Lynnmour 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

Ryan Barichello

D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Arash Rezai

Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

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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

Taxes & Operating Costs*

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

*Gas is included

Lease Rate

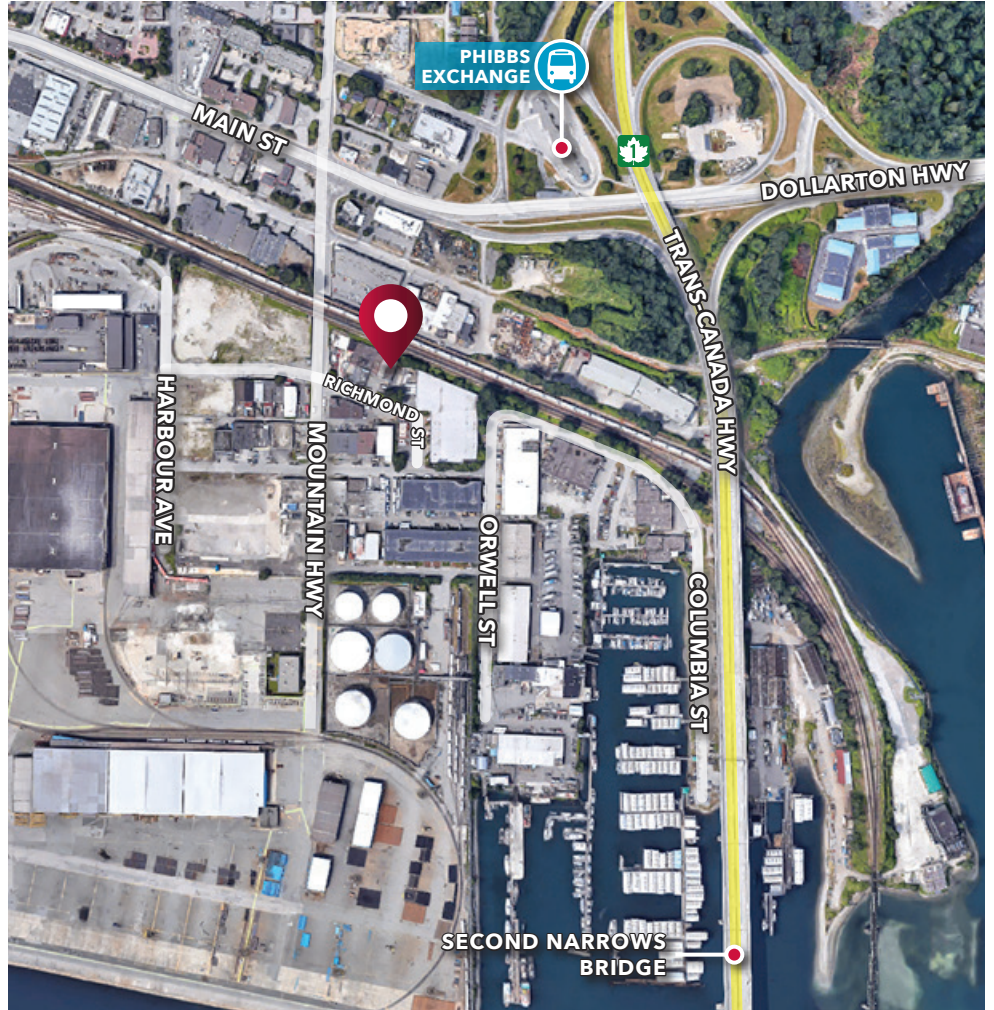
Year 1 – \$15.00 PSF or
\$3,668.75 per month plus GST

Total Monthly Rent

\$5,909.13 plus GST and Hydro

Availability

Immediate



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