

FOR SALE

Unit 2105

11980 Hammersmith Way

RICHMOND, BC



Prime Front Corner Strata Warehouse Unit With Finished Office Space  
Featuring Dock & Grade Loading in South Richmond

CBRE

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## Unit Features

- Front parking with rear loading providing maximum efficiency
- Can accommodate 40 ft. containers
- Air conditioned second level offices
- 7 designated parking stalls & 1 common area stall in front of the unit
- 3-phase power
- Improved offices and lunch room
- One washroom per floor



FOR SALE

**Unit 2105**

4,751 SF



## Unit Details

UNIT SIZE	Ground Floor	3,390 SF
	Upper Floor	1,361 SF
	<b>Total Area:</b>	<b>4,751 SF*</b>

CEILING HEIGHT 26' clear (main floor)

LOADING DOORS 1 Dock & 1 Grade Door

OCCUPANCY Within 12 months

ASKING PRICE ~~-\$3,078,700-~~ **\$2,494,275 (\$525 PSF)**





**UNIT 2105**  
**11980 HAMMERSMITH WAY**

*Hammersmith Way*

## Location Overview

The Property is located on Hammersmith Way in the prime Riverside Industrial Park area in South Richmond. The neighbourhood is home to numerous international headquarters and features a wide array of dining options, business services, daycares, parks and recreational amenities. The Property is strategically situated minutes away from the intersection of Steveston Highway and Highway 99 to Vancouver and the U.S. border crossing offering efficient travel to Metro Vancouver and YVR International Airport.

## CONNECT WITH US FOR MORE INFORMATION

### JOEL BARNETT

PERSONAL REAL ESTATE CORPORATION

Executive Vice President  
604 662 5570  
joel.barnett@cbre.com

### STEVE BROOKE

PERSONAL REAL ESTATE CORPORATION

Executive Vice President  
604 662 5147  
steve.brooke@cbre.com

### ALEX MEI 梅嘉俊

PERSONAL REAL ESTATE CORPORATION

Vice President  
778 788 3106  
alex.mei@cbre.com

### LUC SOARES

Sales Associate  
778 372 1938  
luc.soares@cbre.com

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SPECIALISTS**

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

[theindustrialspecialists.com](http://theindustrialspecialists.com)

[@theindustrialspecialists](https://www.instagram.com/theindustrialspecialists)

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