

**FOR SALE**

Unit 153  
**3239 No. 6 Road**

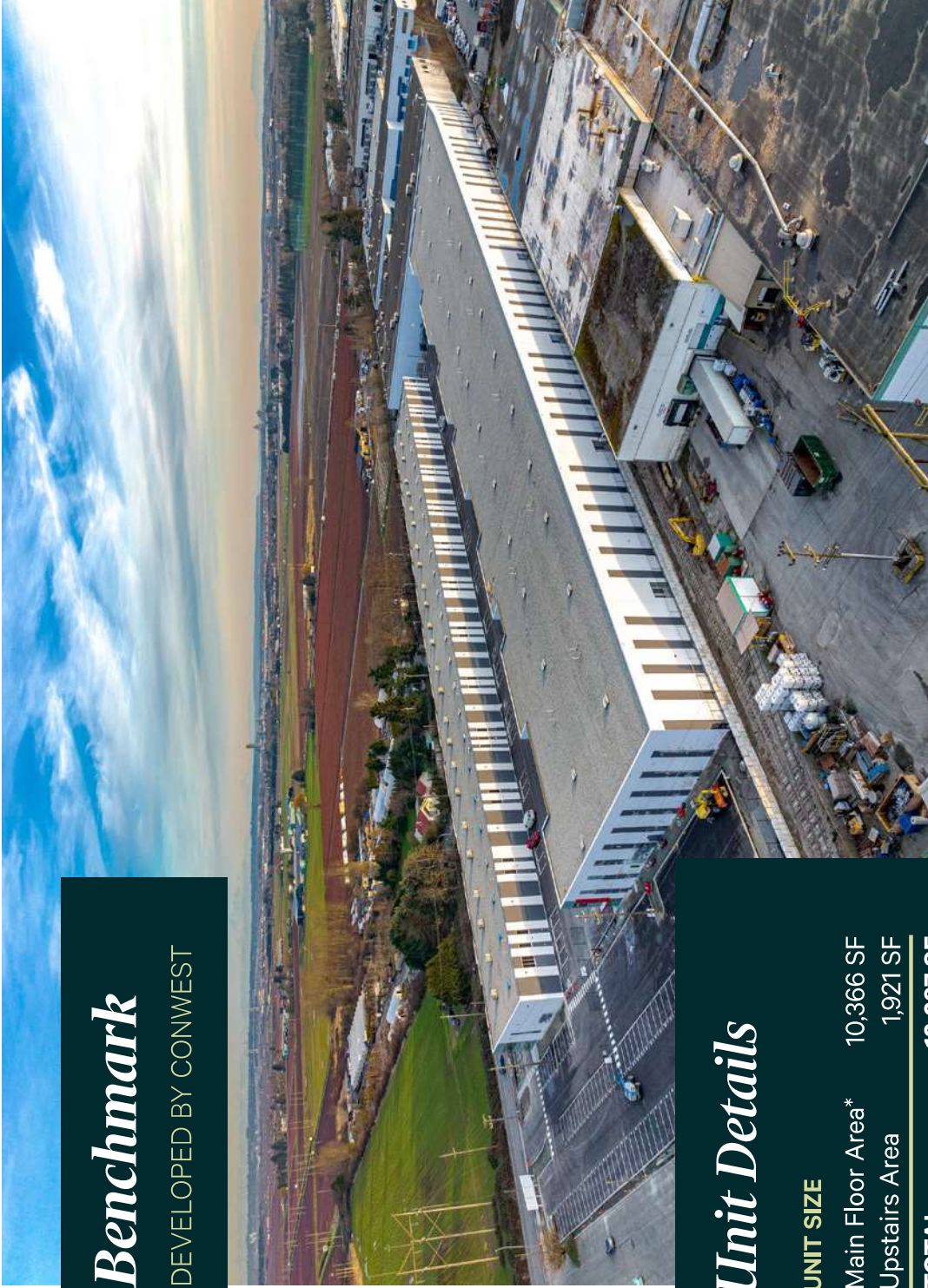
RICHMOND, BC



**12,287 SF PREMIUM INDUSTRIAL WAREHOUSE WITH 2 DOCK & 1 GRADE  
LOADING DOOR INCLUDING 5,000 SF OF COOLER SPACE**

# Benchmark

DEVELOPED BY CONWEST



## Unit Details

<b>UNIT SIZE</b>	
Main Floor Area*	10,366 SF
Upstairs Area	1,921 SF
<b>TOTAL</b>	<b>12,287 SF</b>

\*Including 5,000 SF of cooler space

### LOADING DOORS

2 Dock & 1 Grade Door

### ZONING

IB-1

### CEILING HEIGHT

28' clear

### PARKING

12 designated parking stalls  
+ additional visitor parking

## Unit Features

- » 5,000 SF of newly built cooler space
- » High-ceiling, distribution-ready warehouse unit
- » Recessed dock & accommodate 53' trailers
- » Finished washroom on ground floor
- » 200 amp/600 volt electrical service
- » 1hr fire rated demising partition walls
- » ESFR sprinkler system with 100% coverage
- » Warehouse skylights
- » Ample on site vehicle maneuvering room
- » Dedicated 40A-280 EV charging stations
- » Central indoor bicycle storage facilities

## The Opportunity

**Unit 153 - 3239 No 6. Road** offers 12,287 SF of premium industrial and office space with cold storage improvements located in Crestwood – Richmond's most popular business district.

The Property is IB-1 zoned allowing for a wide range of general



## Connect With Us For More Information

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