

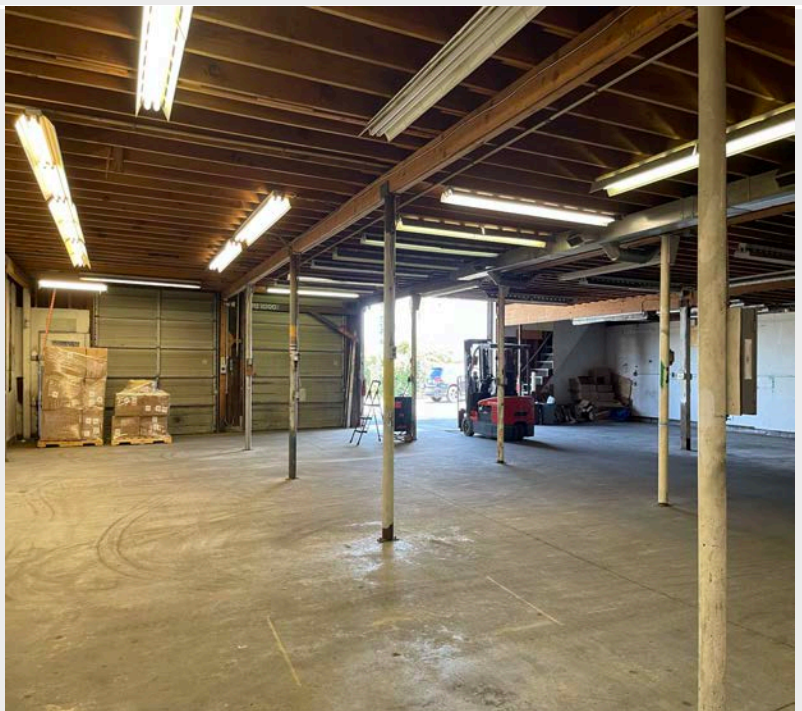
FOR SUBLEASE

8040 RIVER RD RICHMOND V6X 1X7

13,268 SF BUILDING ON A 20,473 SF LOT


KEVIN LONG
Personal Real Estate Corporation


Sutton



Kevin Long
Personal Real Estate
Corporation 778.861.9710
kevinlong@sutton.com

FOR SUBLEASE

8040 RIVER RD
RICHMOND V6X 1X7



LOCATION

8040 River RD is located at corner of Capstan Way and River Road. Offers excellent street exposure. The property is 5 minutes walk to the future Capstan Skytrain Station one block beside the NO 3 road. 10 minutes driving to the airport and Downtown Richmond. Convenience to the shopping mall and restaurant.

ZONING

The property 8040 River Road is zoned Auto Oriented Commercial CA. The intent of this zoning is to permit amusement center, animal grooming, body rub studio, body painting studio, broadcasting studio, car wash, child care, commercial storage [Bylaw 8684, Jan 17/11], education commercial, education, university, entertainment spectator, government service, greenhouse & plant nursery, health service minor, hotel, liquor primary establishment, manufacturing custom indoor, microbrewery winery and distillery [Bylaw 9490, Mar 21/16], motel, office, service personal, studio, transportation depot, vehicle body repair or paint shop, vehicle repair, vehicle rental.

LEASE RATE

Basic rate \$23/sf.
Additional rate: 6.20/sf

PROPERTY TAXES (2022)

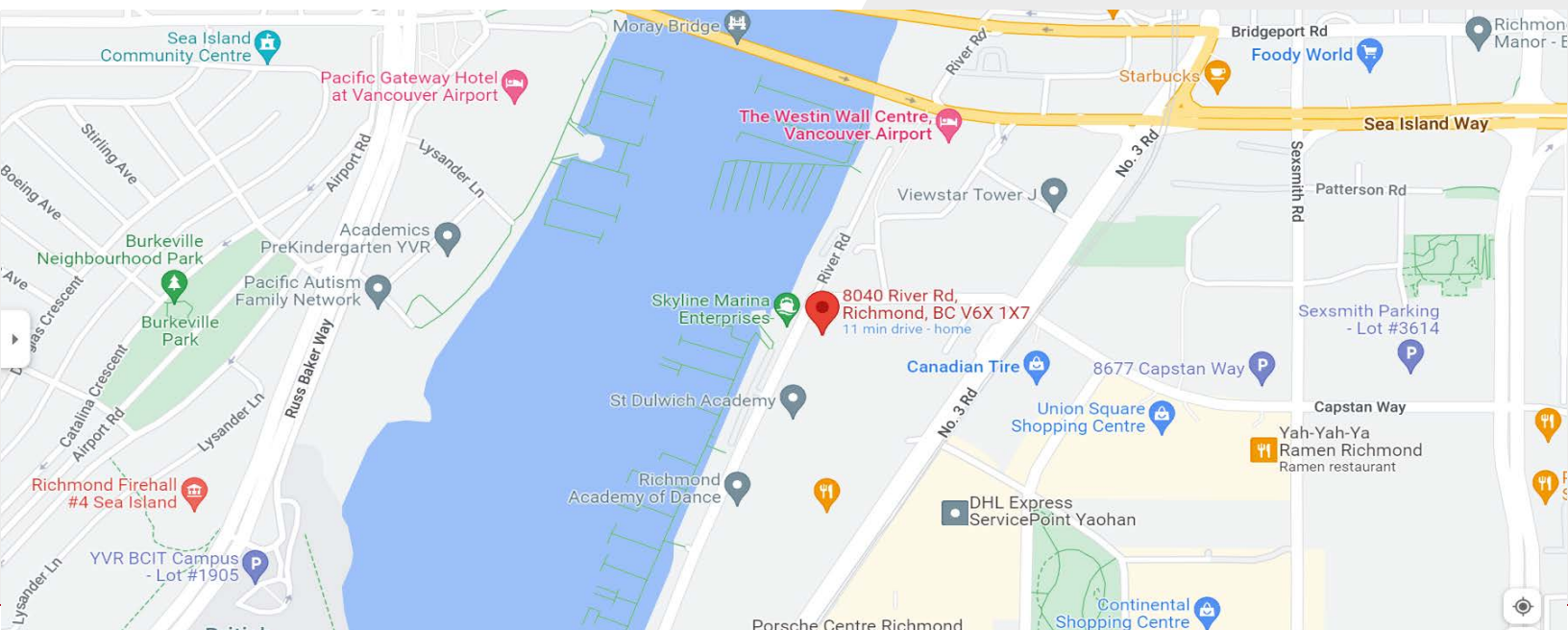
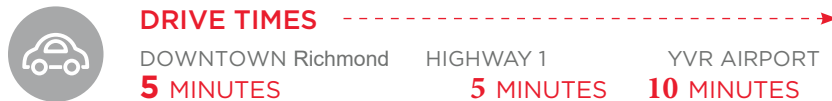
\$51,653.37

AVAILABLE AREA

Warehouse	7,228 sf
Office	935 sf
Mezzanine	5,105 sf
Total	13,268sf

BUILDING FEATURES

- Four (4) grade level loading
- Concrete block construction
- 20" ceiling heights
- Three (3) phase electrical power 600 Volt



Kevin Long
Personal Real Estate Corporation
778.861.9710
kevinlong@sutton.com