

For Lease

46,701 SF of Class A Warehouse,
Showroom & Office Space

150 - 11188 Featherstone Way, Richmond, B.C.

TORRE & TAGUS

11188
LOADING / PARKING
fresh start foods
130
Fresenius Medical Care
150
TORRE & TAGUS

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Built and managed by

Marketed by

Beedie/

Colliers

Offering Highlights

- 46,701 SF, Class A industrial facility
- Close proximity to a multitude of amenities at Ironwood Plaza
- Exceptional Christopher Bozyk design
- Beautiful, bright, modern showroom with office space
- Efficient warehouse design
- Excellent dock & grade loading with generous truck maneuvering & separate truck entrance
- Abundant double-row surface parking
- Property managed by Beedie

Opportunity

To lease a Beedie-built 46,701 SF warehouse/office building located just steps from Ironwood Plaza and Coppersmith Corner Shopping Centre. The facility is Chris Bozyk designed offering both efficiency and a high profile image.

Location

150 - 11188 Featherstone Way is prominently located in Riverside Business Park at the Steveston Highway and Highway 99 interchange, providing excellent exposure and convenient access. Riverside Industrial Park has been fully developed for over a decade and continues to attract new businesses due to its desirable location, excellent highway access and efficient bus service connecting two (2) Canada Line stations in North Richmond. Ironwood Plaza and Coppersmith Corner Shopping Centre provide a wealth of shopping, restaurant and service amenities including London Drugs, Starbucks, Tim Hortons, McDonald's, Save-On-Foods, Browns Socialhouse and Canadian Tire.





Building Features



First class office improvements including a mix of open plan & private offices



6 dock level loading doors & 1 grade level loading door



27' clear ceiling height



6' x 6' skylights throughout warehouse



Office area serviced by HVAC



ESFR sprinkler system



300 amp, 347/600 volt 3-phase electrical service



59' x 35' column spacing



500 lbs per SF floor load



Concrete tilt-up construction



LED warehouse lighting



Zoning

IB1 (Business Park Industrial) allowing a broad range of industrial businesses.

Available Area

Main Floor Office/Showroom Area	9,358 SF
Mezzanine Area	1,798 SF
Warehouse Area	35,389 SF
Total Area	46,545 SF
<i>Rentable Area (including elec/mech)</i>	<i>46,701 SF</i>

Asking Lease Rate

Please contact listing agents

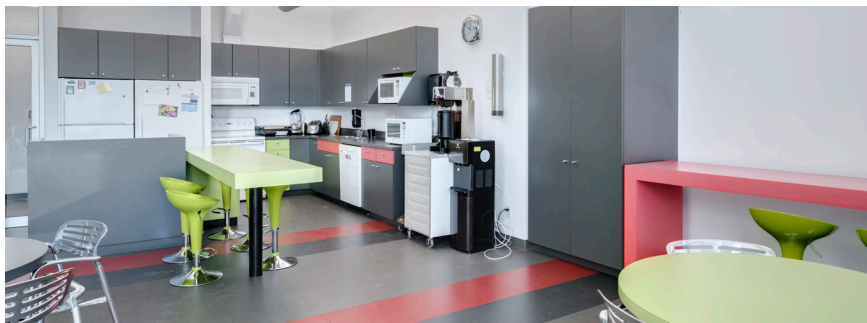
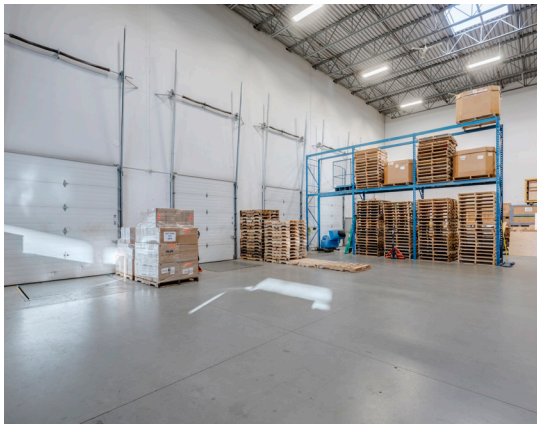
2024 Tax & Operating Cost Budget

\$5.17 per SF (excludes management fee)

Availability

August 1, 2024





Area Businesses & Amenities



BUS	
From Bridgeport Station	
Bus 351 (every 10 min)	10 min
Bus 601 (every 15 min)	9 min
Bus 620 (every 15 min)	9 min
From Richmond-Brighouse Station	
Bus 405 (every 30 min)	19 min
Bus 408 (every 15 min)	18 min
CANADA LINE	
Bridgeport Station	Every 6 min
Richmond - Brighouse Station	Every 6 min

150 - 11188 Featherstone Way

- fresh start foods
- BC LIQUOR STORES
- Tim Hortons
- McDonald's
- Starbucks Coffee
- Canadian Tire
- THE KEG STEAKHOUSE & BAR
- LONDON DRUGS
- Mark's save on foods
- hospitallity designs
- Wayland Sports
- Coast Mountain Bus Company
- ST GENEVE
- purab
- KING'S FARM MARKET
- LAYFIELD Group of Companies
- NORDIC SPEED
- Whites Studios
- ACUREN

LONDON DRUGS





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Beedie/



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