

# For Lease

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

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



**Stuart Morrison**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 662 2676  
stuart.morrison@colliers.com

**Andrew Lord**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 377 7949  
andrew.lord@colliers.com

Built and managed by

Beedie/

Marketed by





## Offering Highlights

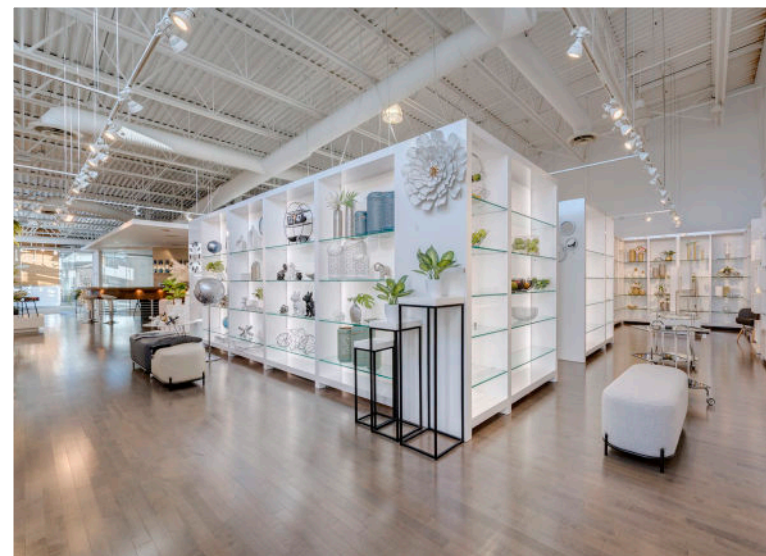
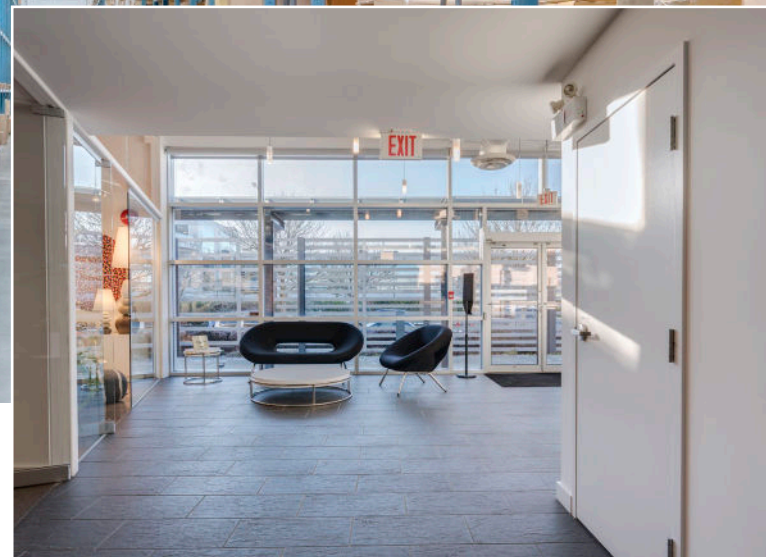
- 46,701 SF, Class A industrial facility
- Close proximity to a multitude of amenities at Ironwood Plaza
- Exceptional Christopher Bozyk design
- Beautiful, bright, modern showroom with office space
- Efficient warehouse design
- Excellent dock & grade loading with generous truck maneuvering & separate 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
<b>Total Area</b>	<b>46,545 SF</b>
<i>Rentable Area (including elec/mech)</i>	<i>46,701 SF</i>

## Asking Lease Rate

Please contact listing agents

## 2024 Tax & Operating Cost Budget

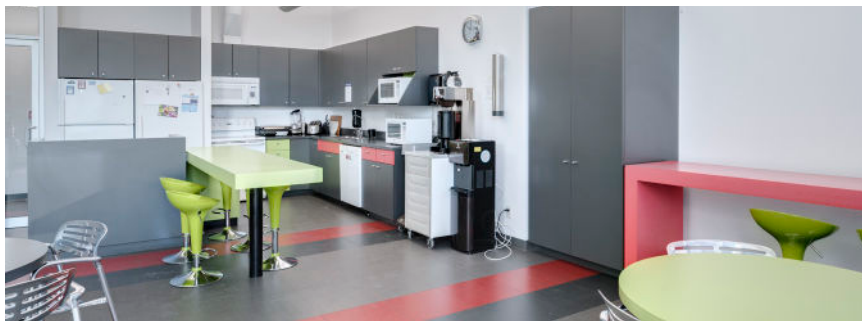
\$5.17 per SF *(excludes management fee)*

## 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

fresh start foods.  
Partners local & vegetables... come to coast



150 - 11188  
Featherstone Way



BC LIQUOR STORES



Tim Hortons

THE KEG  
STEAKHOUSE & BAR



LONDON DRUGS

Boston Pizza

Mark's save on foods



Makita

ST GENEVE

pura

LAYFIELD  
Group of Companies

hospitality  
designs

Wayland Sports  
Sports for Kids



Ocean Gate  
New and Used VHS

NORDIC SPEED

EXEL

WHITES  
STUDIOS

ACUREN

LONDON  
DRUGS







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**Colliers Canada**

1067 West Cordova St, Suite 1100  
Vancouver, BC V6C 1C7  
+1 604 681 4111  
collierscanada.com

Beedie/



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