

FOR LEASE

#110

11188 FEATHERSTONE WAY
Richmond, B.C.

Developed by *Beedie/*

Marketed by



#110

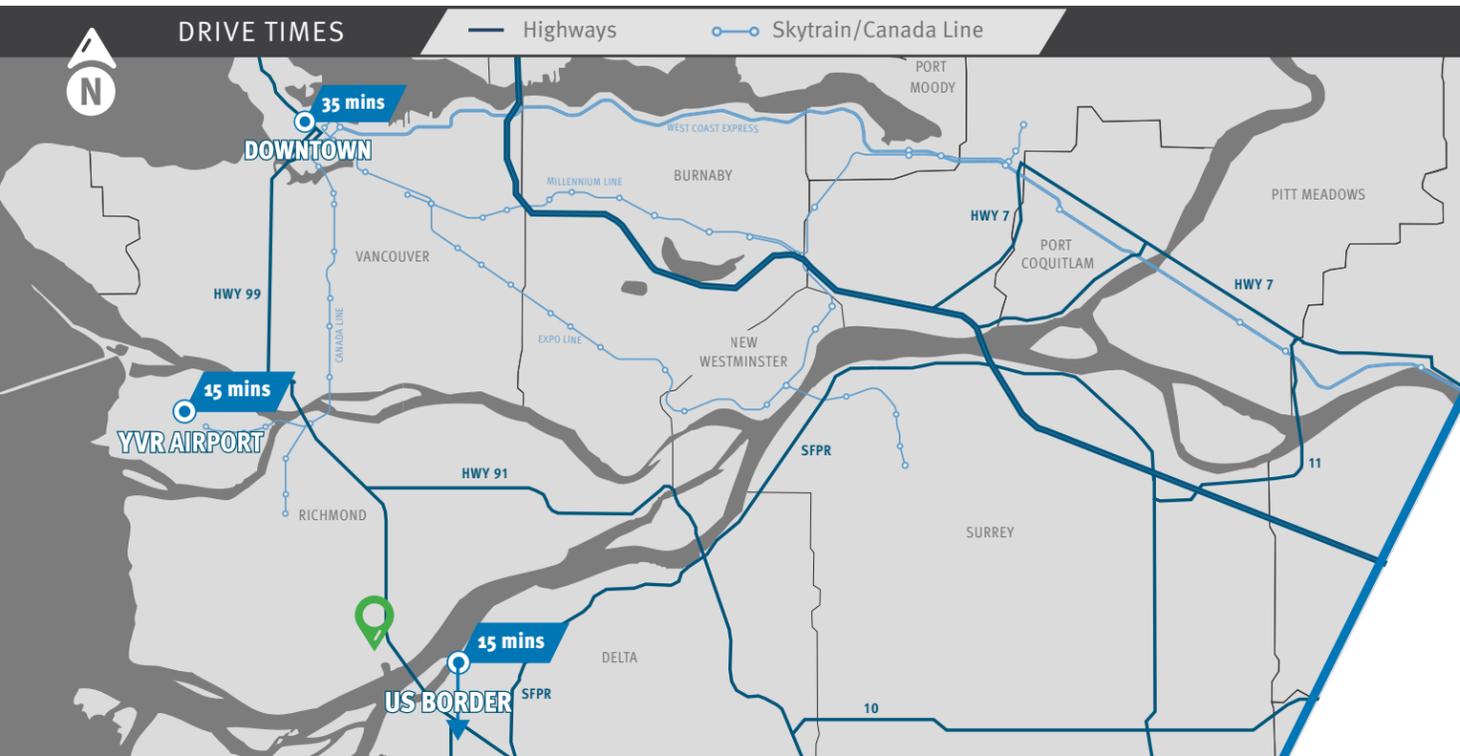
11188 Featherstone Way

Richmond, B.C.

LOCATION

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 convenient location, excellent highway access and efficient express bus service connecting to the Canada Line Hub station in North Richmond. The Ironwood Plaza and Coppersmith Corner shopping centers 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.



OPPORTUNITY

To lease a Beedie-built 66,972 square foot warehouse/office building located just steps from Ironwood Plaza and Coppersmith Corner shopping centers. The facility is Chris Bozyk designed offering both efficiency and a high profile image.

BUILDING FEATURES

 **CONSTRUCTION**
Concrete tilt-up

 **SPRINKLERS**
ESFR system

 **SKYLIGHTS**
6' x 6' skylights throughout warehouse

 **LOADING**
10 dock level doors
2 grade level doors

 **CEILING HEIGHT**
28' clear

 **COLUMN SPACING**
59' x 35'

 **POWER**
200 Amp,
347/600 Volt 3-Phase

 **CAR PARKING**
51 stalls

 **FLOOR LOAD**
500 lbs per SF

 **OFFICE**
7,426 SF (Ground floor: 3,999 SF, Second floor: 3,427 SF)



ZONING

IB1 Industrial Business Park



BASIC RENT

\$13.95 per SF



OPERATING COSTS & TAXES

\$3.78 per SF



AVAILABLE

February 1, 2021

BUILDING PLAN



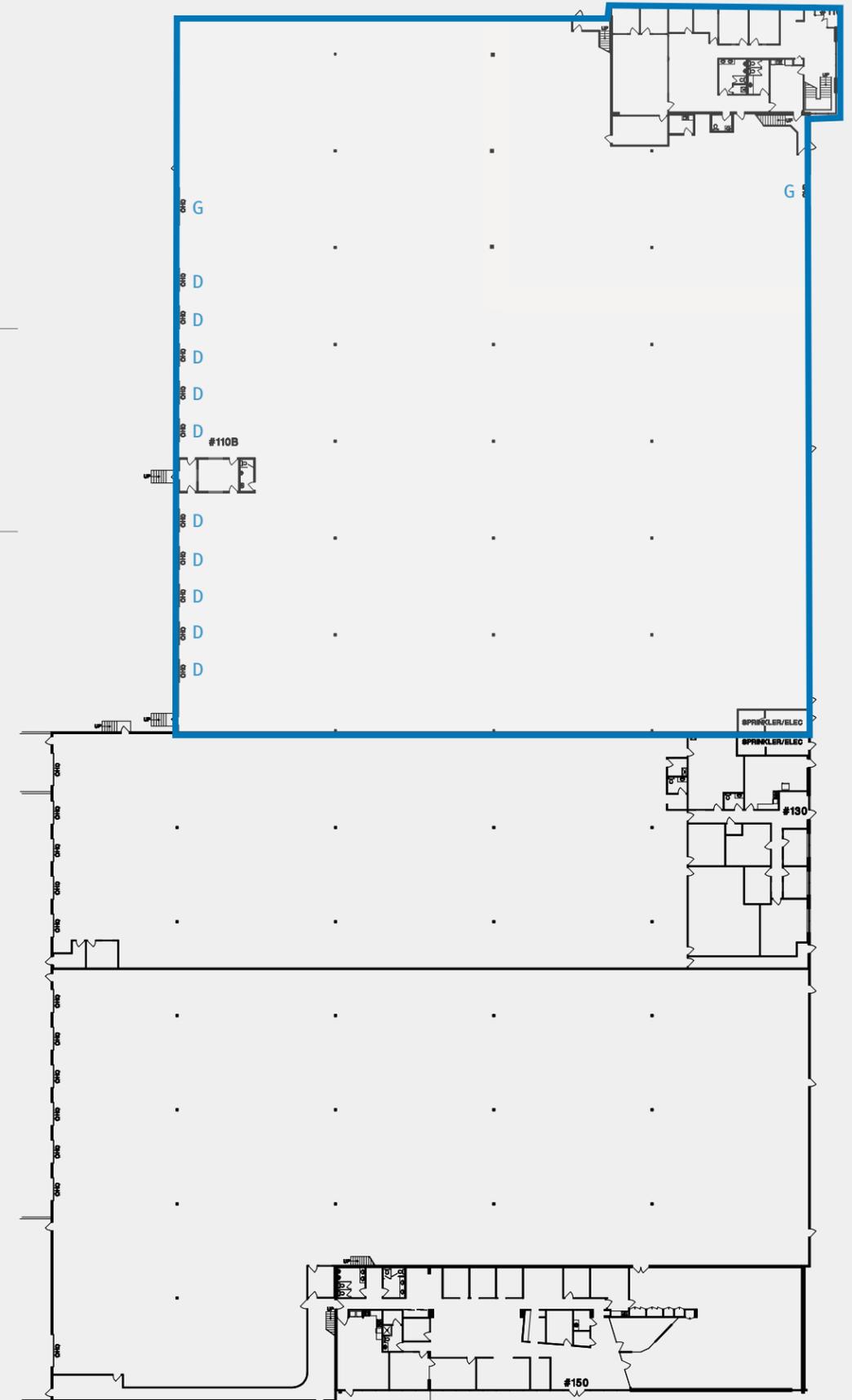
AVAILABLE AREA

66,972 SF

LEGEND

D = Dock Loading

G = Grade Doors



ABOUT THE DEVELOPER

Beedie/

Since 1954, we've combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 30 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value.

As we grow our operations across North America, we are pleased to announce that we have industrial building opportunities available in British Columbia, Alberta, Ontario, and now Las Vegas, Nevada.

**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

www.beedie.ca



CONTACT

/

STUART MORRISON

Personal Real Estate Corporation

604 661 2676 / stuart.morrison@colliers.com

SEAN BAGAN

604 661 0821 / sean.bagan@colliers.com



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

Beedie/ Built for good

www.beedie.ca