

FOR SALE OR FOR LEASE

Unit 2145 & 2150  
**11980 Hammersmith Way**  
RICHMOND, BC



Warehouse Units With Finished Office Space  
Featuring Dock and Grade Loading in South Richmond

**CBRE**

**THE  
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# Unit 2145

**4,409 SF**

PID	028-613-007	
ZONING	IB1	
UNIT SIZE	Ground Floor	3,150 SF
	Mezzanine	1,258 SF
	Total	4,409 SF
CEILING HEIGHT	26' clear	
LOADING DOORS	1 dock and 1 grade loading door	
POWER	3 phase	
PARKING	6 private stalls	
PROPERTY TAX (2025)	\$21,382	
OCCUPANCY	Vacant possession	
LEASE RATE	\$17.95 PSF	
ADDITIONAL RENT	\$5.69 PSF	
<b>ASKING PRICE</b>	<b>\$2,248,590</b>	



## Unit Features

- Front parking with rear loading, providing maximum efficiency
- Can accommodate 53 ft. containers
- Air conditioned second level offices
- Total of 13 designated parking stalls
- Grade and dock loading in each unit
- Improved offices and lunch room
- One washroom per floor

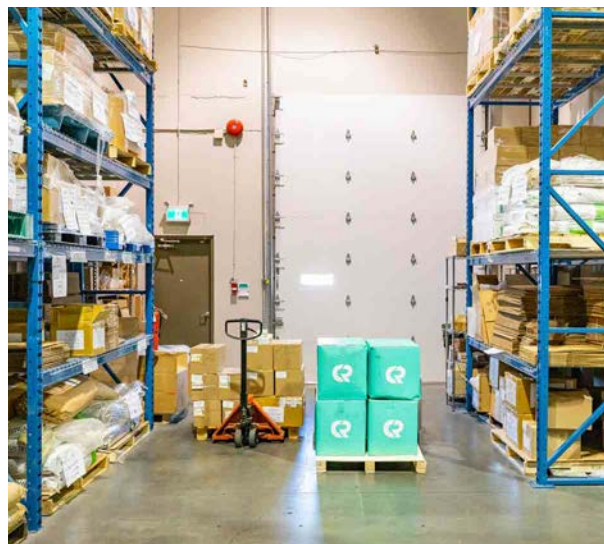


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# Unit 2150

**5,020 SF**

PID	028-613-015	
ZONING	IB1	
UNIT SIZE	Ground Floor	3,150 SF
	Mezzanine	1,870 SF
	Total	5,020 SF
CEILING HEIGHT	26' clear	
LOADING DOORS	1 dock and 1 grade loading door	
POWER	200 Amps, 600 Volts	
PARKING	7 private stalls	
PROPERTY TAX (2025)	\$21,115	
OCCUPANCY	Vacant possession	
LEASE RATE	\$17.95 PSF	
ADDITIONAL RENT	\$5.69 PSF	
<b>ASKING PRICE</b>	<b>\$2,560,200</b>	



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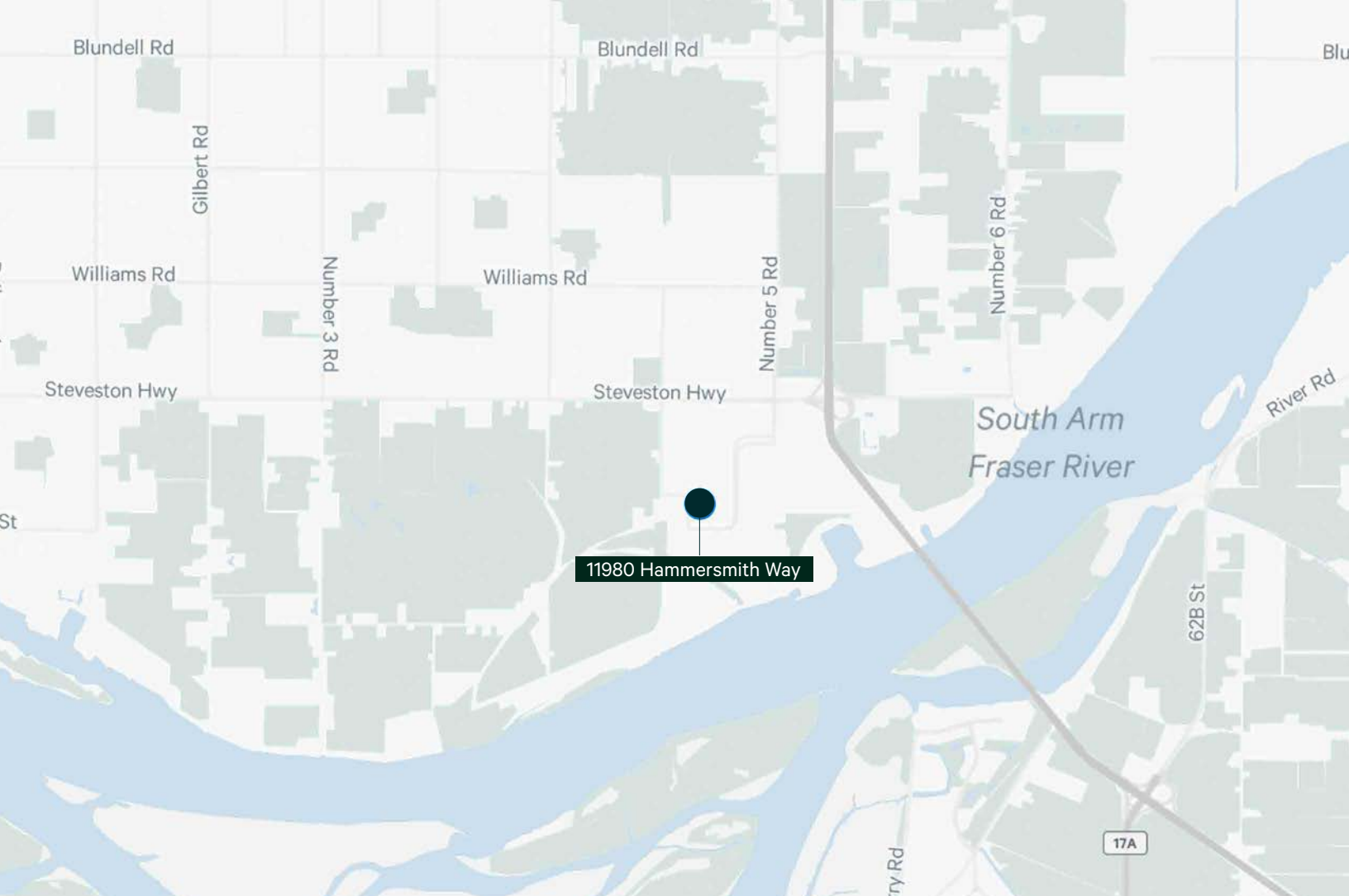
# Units 2145 & 2150

**9,429 SF**

UNIT SIZE	Ground Floor	6,300 SF
	Mezzanine	3,128 SF
	Total	9,429 SF
LOADING DOORS	2 dock and 2 grade loading doors	
PARKING	13 exclusive stalls	
LEASE RATE	\$17.95 PSF	
ADDITIONAL RENT	\$5.69 PSF	
<b>ASKING PRICE</b>	<b>\$4,808,790</b>	



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## Location Overview

The Property is located on Hammersmith Way in the prime Riverside Industrial Park area in South Richmond. The neighbourhood is home to numerous international headquarters and features a wide array of dining options, business services, daycares, parks and recreational amenities. The Property is strategically situated minutes away from the intersection of Steveston Highway and Highway 99 to Vancouver and the U.S. border crossing offering efficient travel to Metro Vancouver and YVR International Airport.

## CONNECT WITH US FOR MORE INFORMATION

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