

**112 - 13880 WIRELESS WAY, RICHMOND**  
**± 2,496 SQUARE-FOOT INDUSTRIAL WAREHOUSE SPACE**

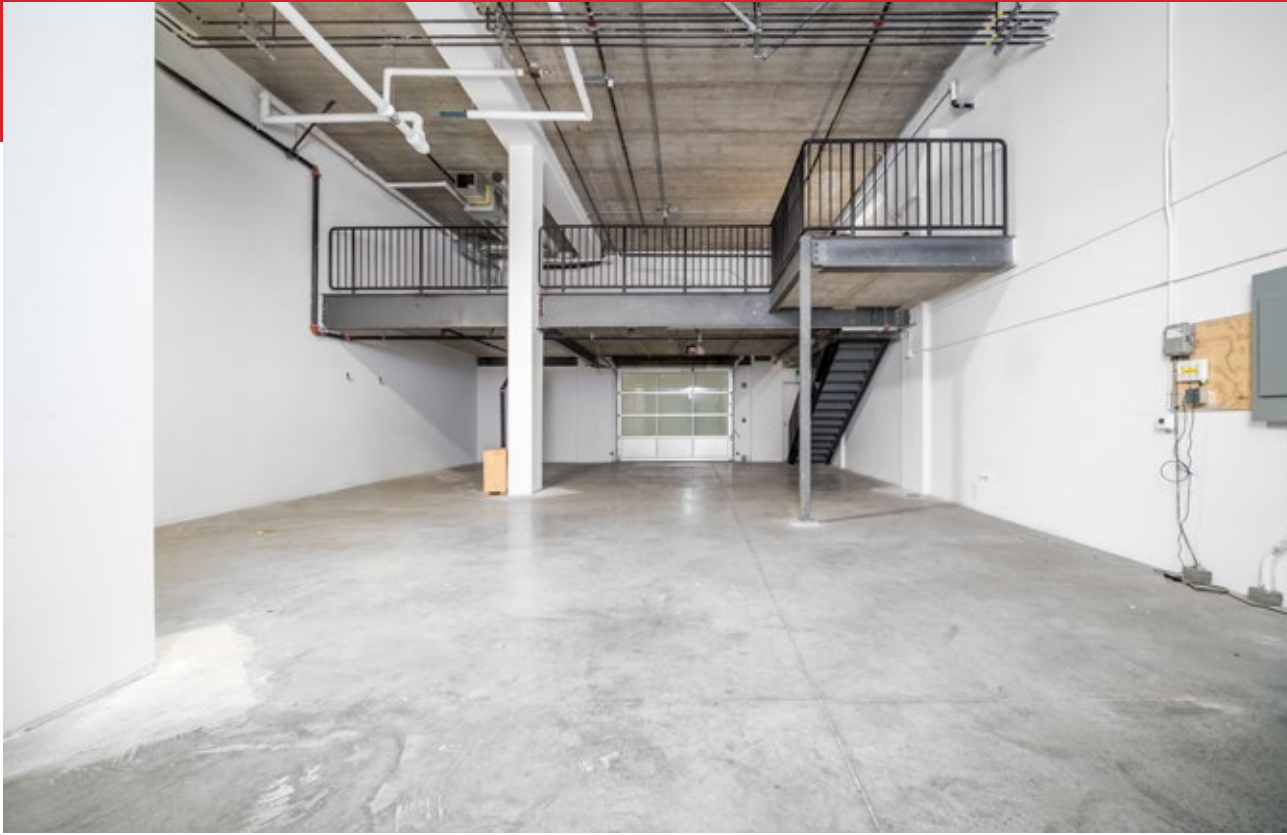
**FOR  
LEASE**



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## Unit 112

### 13880 Wireless Way, Richmond

William Wright is pleased to present the opportunity to lease a 2,496 square-foot industrial warehouse space located in Richmond at 13880 Wireless Way. The subject property is situated inside TROVE, the first luxury automotive storage condominium concept of its kind in the Lower Mainland.

The building showcases a private gated security entrance (open during business hours), complete with cameras with access made convenient through a remote key fob. The tenant mix is uniquely diverse, ranging from a coffee roastery to a modern French Asian fusion restaurant, fostering a dynamic atmosphere. The industrial unit boasts an open-concept shell with 18' ceiling heights, a mezzanine level for multi-purpose use and warehousing, 100 amp electrical service, and rough-in for gas and water. Close to major transit routes, the area offers quick access to Highways 99 & 91 and Downtown Vancouver. For business owners, this unique commercial unit is a great opportunity to operate in and out of, as it has flexible IB1 zoning, allowing several business types to operate.



18' ceiling height



One grade loading door



Approx 1,983 SF warehouse + 513 SF mezzanine



Within close proximity to the Oak Street Bridge, Knight Street Bridge, and East West Connector Highway

# Salient Facts

## SIZE BREAKDOWN

Mezz: ± 513 SQFT

Warehouse: ± 1,983 SQFT

Total: ± 2,496 SQFT



## PARKING

Visitor parking on site



## ZONING

IB1



## BASIC RENT

\$25/SF



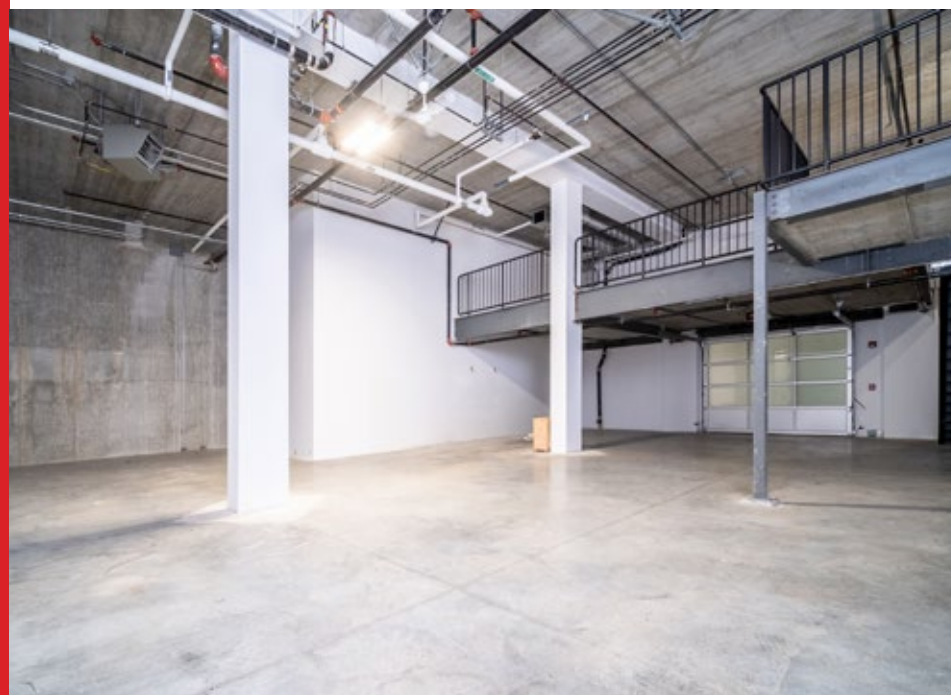
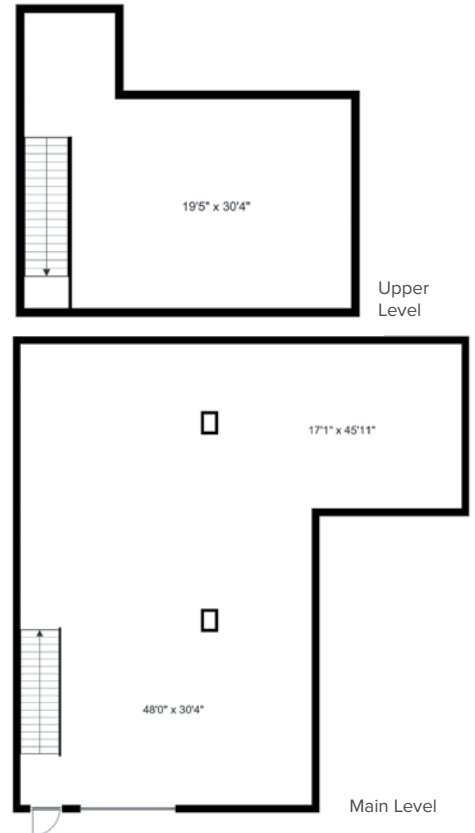
## ADDITIONAL RENT

\$9/SF



## MONTHLY RENT

\$7,072.00 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

