

# 12591 Vulcan Way

NORTH RICHMOND, BC

**Freestanding 11,348 SF Office Building on 1.17 Acres**



## Contact Us

### Terry Butt

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### Fraser Rowland

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11,348 SF  
All Ground Floor Area

### Lease Details

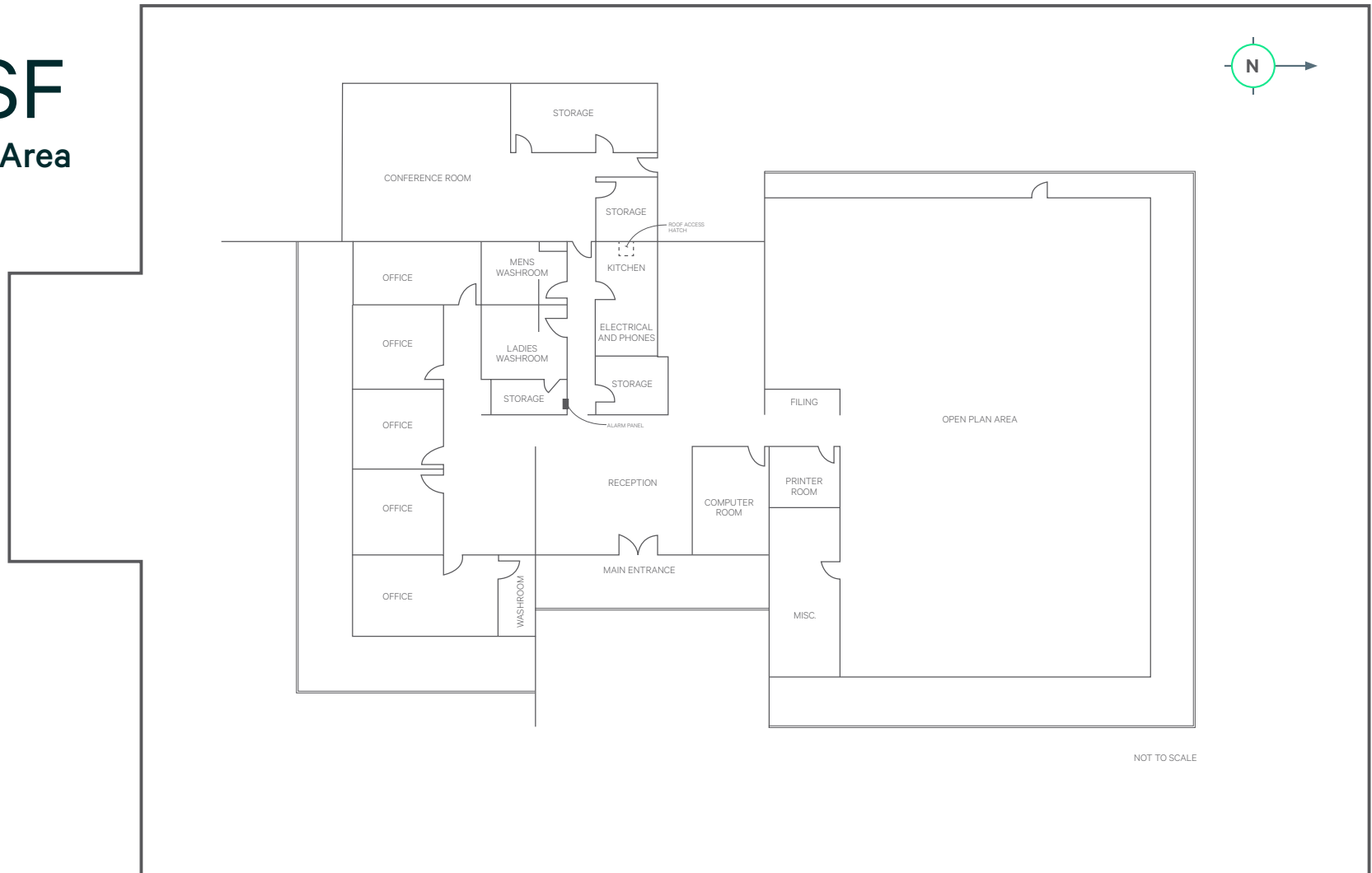
Available:	Immediately
Zoning:	IL (light industrial)
Asking Net Lease Rate:	\$17.44 PSF
Operating Costs:	\$4.75 PSF (est)

### Features

- + HVAC
- + 34 parking stalls
- + Fiber optic internet
- + Large outdoor area around building
- + Open plan area
- + Private offices
- + Kitchenette



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All Ground Floor Area



NOT TO SCALE

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