

INVESTMENT OPPORTUNITY

FIRST-CLASS SUBURBAN OFFICE/LAB
FACILITY WITH TSX-LISTED TENANT

12051

RIVERSIDE WAY Richmond, BC



CONTACT US

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CBRE



FLIR Integrated Solutions designs, develops, and manufactures a wide range of technologies including thermal imaging systems, visible-light imaging systems, locator systems, measurement and diagnostic systems, and threat detection systems. The company has been in operation for almost 40 years and has grown to be the world's largest commercial producer of thermal imaging cameras. In 2016, FLIR generated over \$166 million dollars in revenue, achieving a 7% increase in revenue compared to 2015.



TENANT:
FLIR Integrated Imaging Systems

TERM:
5 years with one 5-year option
at market rates

RENTAL RATE:
\$18.40 (2); \$19.20 (3) per sq.ft.

LEASE COMMENCEMENT:
February 1, 2018

TAXES AND OP COSTS:
\$3.68 per sq.ft.



PROPERTY OVERVIEW

12051 Riverside Way, Richmond, BC V6W 17K



THE BUILDING

- Constructed in 2002; concrete tilt-up construction, concrete slab flooring, extensive exterior glazing on all sides
- Distinctive architectural building design, with feature entrance way and two storey lobby
- Roof top HVAC for office, warehouse offices and washrooms
- Warehouse heating via gas-fired unit heaters
- 2 grade level loading doors
- 1200 amp service at 347/575 volts, 3 phase
- Elevator to 2nd floor
- Gravel ballast EPDM rubber membrane over R-10 rigid insulation

PID:

024-035-394

LEGAL DESCRIPTION:

Lot 3 Section 6 Block 3 North Range 5 West
New Westminster District Plan LMP36589

BC ASSESSMENT:

Land	\$ 3,615,000
Improvement	\$ <u>7,937,000</u>
Total	\$ 11,552,000

GROSS TAXES:

\$137,467.35

BUILDING HEIGHT:

3 Storeys

YEAR BUILT:

2002 (2011 reno)

ZONING:

IB1 (Industrial
Business Park)

SITE SIZE:

90,169 sq. ft. (2.07
acres)

COMMUNITY PLAN:

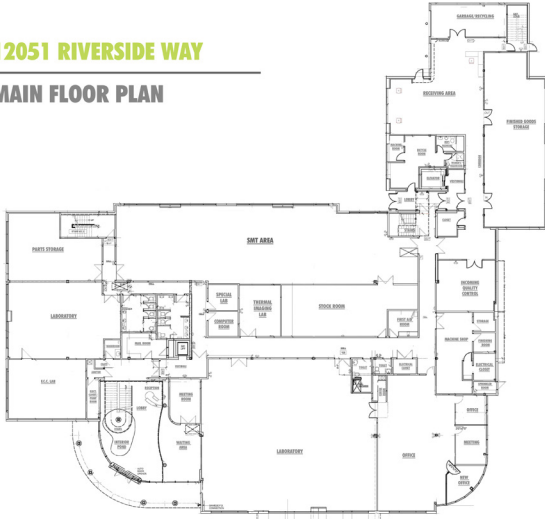
Mixed Employment

BUILDING SIZE:

51,958 sq. ft.

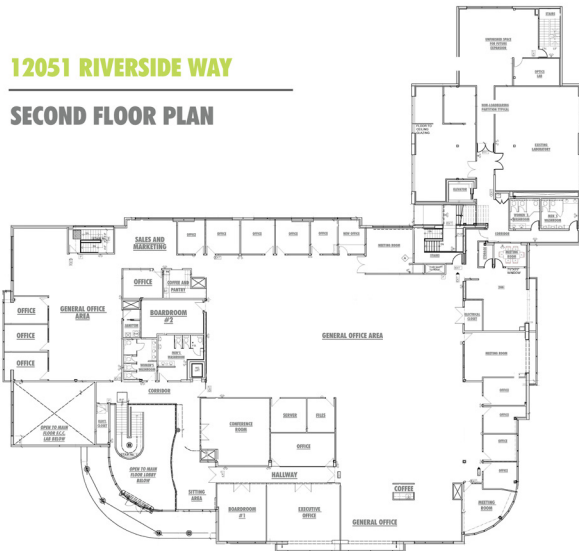
12051 RIVERSIDE WAY

MAIN FLOOR PLAN



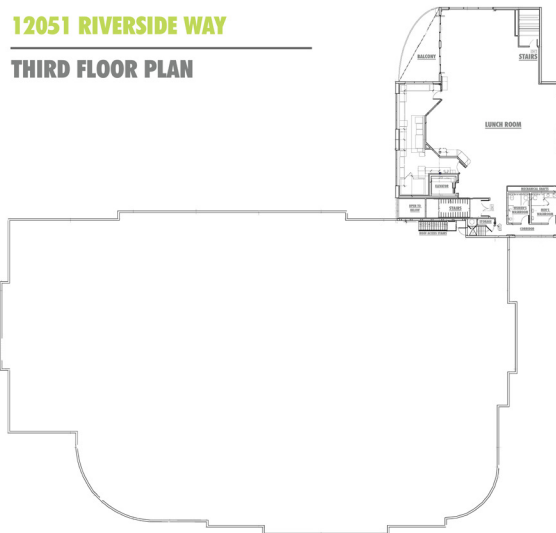
12051 RIVERSIDE WAY

SECOND FLOOR PLAN



12051 RIVERSIDE WAY

THIRD FLOOR PLAN





THE LOCATION

The subject property sits in the heart of Riverside Industrial Park in South Richmond. This highly convenient location is situated seconds away from the intersection of Steveston Highway and Highway 99 to Vancouver and the U.S border crossing. Occupants will enjoy convenient access to public transit routes along No. 5 Road and Steveston Highway that connect directly to downtown Richmond and the Canada Line SkyTrain.

Occupants will also benefit from the nearby Ironwood Plaza with over 35 unique retail stores, restaurants, banking and other services. With the upcoming George Massey Tunnel Replacement Project due to be completed in 2022, Riverside Industrial Park properties will undergo a major transformation as daily traffic is forecasted to exceed 80,000 users daily after completion.

FIRST-CLASS SUBURBAN OFFICE/LAB FACILITY

THE GARDENS

STEVESTON HWY

VANCOUVER-BLAINE HWY



NEIGHBOURHOOD AMENITIES

IRONWOOD PLAZA & COPPERSMITH MALL: London Drugs, Canadian Tire, Save-on-Foods, Browns Social House, Scotia Bank, Original Joe's Restaurant & Bar, The Keg, BMO Bank of Montreal, CIBC, Starbucks and more

TRAVEL TIME TO LOGISTICS HUBS:

YVR International Airport 18-25 minutes

Deltaport (Tsawassen) 25 minutes

USA/Canada Border 30 minutes

Long term lease with TSX-listed tenant

RARE INVESTMENT OPPORTUNITY



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RICHMOND, BC**

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