## **INVESTMENT OPPORTUNITY**

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

# 12051

## RIVERSIDE WAY Richmond, BC



## CONTACT US

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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

**<u>PID:</u>** 024-035-394

#### LEGAL DESCRIPTION:

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

#### **BC ASSESSMENT:**

Land Improvement Total \$ 3,615,000
\$ 7,937,000
\$ 11,552,000

<u>GROSS TAXES:</u> \$137,467.35

<u>YEAR BUILT:</u> 2002 (2011 reno)

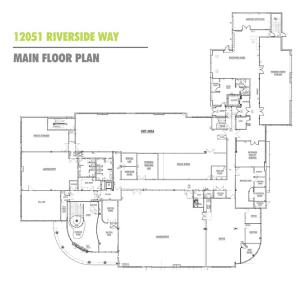
<u>SITE SIZE:</u> 90,169 sq. ft. (2.07 acres)

BUILDING SIZE: 51,958 sq. ft. BUILDING HEIGHT: 3 Storeys

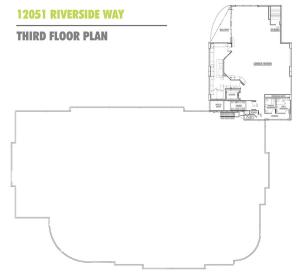
**ZONING:** IB1 (Industrial Business Park)

**COMMUNITY PLAN:** Mixed Employment

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## CBRE



## 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 forcasted to exceed 80,000 users daily after completion.

## FIRST-CLASS SUBURBAN OFFICE/LAB FACILITY



## **NEIGHBOURHOOD AMENITIES**

IRONWOOD PLAZA & COPPERSMTH 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**

## **12051 RIVERSIDE WAY RICHMOND, BC**

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OFLIR OUTBASE / MOTOUNS

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