

**THE
INDUSTRIAL
SPECIALISTS**



**FOR
LEASE**

UNIT 110 & UNIT 130 **11480 RIVER ROAD**
RICHMOND, BC

**OPPORTUNITY TO LEASE
29,530-59,369 SF OF
INDUSTRIAL WAREHOUSE**

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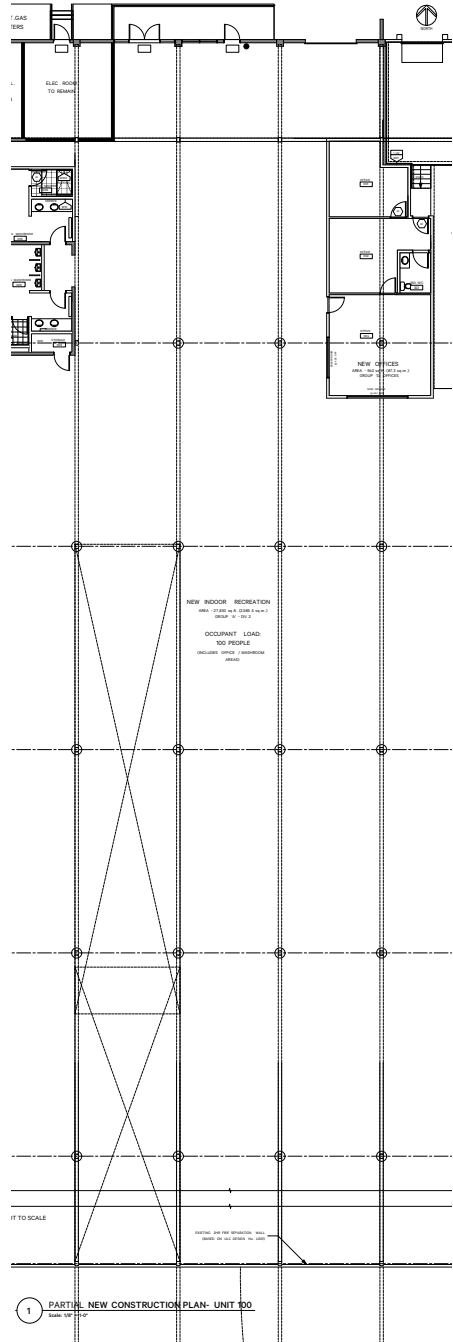
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CBRE

OPPORTUNITY

An excellent opportunity to lease a 29,530 SF – 59,369 SF warehouse on River Road in North Richmond. Located in one of the largest industrial pockets in Greater Vancouver, the units feature dock and grade loading doors, separate offices, and ample shared parking in front. The warehouse has 16'-18' ceiling height, gas-fired heaters and 3-phase power. Positioned between Highway 99 & the Knight Street Bridge, this location provides easy access to Metro Vancouver, YVR International Airport and main shipping ports.



Unit 110

Available Area

Warehouse	28,590 SF
Office	940 SF
Building Total	29,530 SF

Ceiling Height

16' clear ceiling height

Loading

1 dock door & 1 grade door

Availability

Immediately

Property Features

- + 16'-18' clear ceiling height
- + Ample shared parking stalls
- + Excellent exposure on River Road
- + Gas fired unit heaters
- + 3-phase power
- + Finished offices
- + Separate M/F washrooms

Zoning

IL (Industrial)

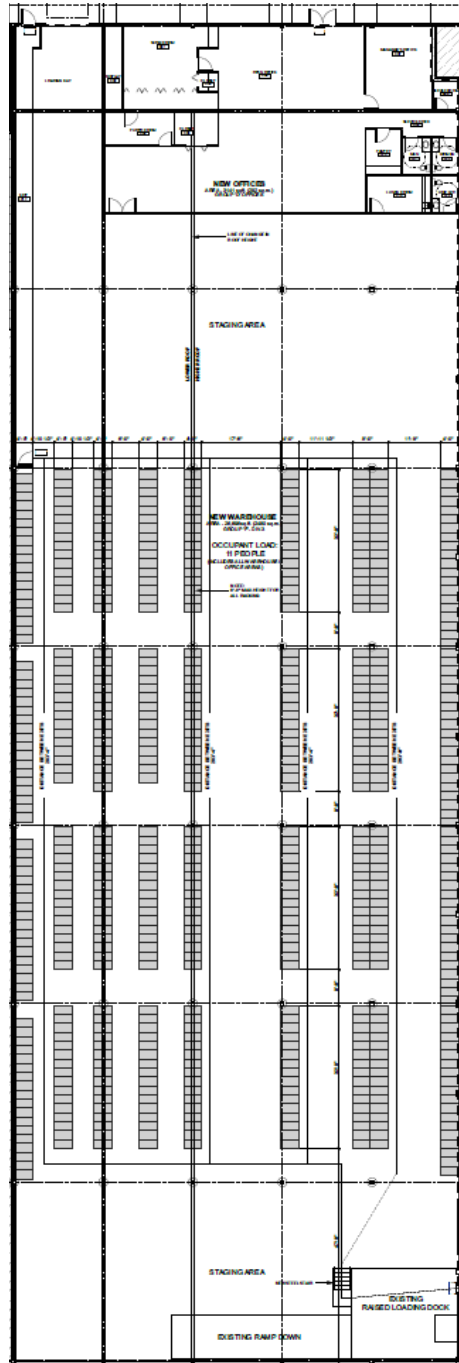
Lease Rate

Contact listing agents

Additional Rent

\$4.50 PSF (2023 est.)

UNIT 110 & 130 **11480 RIVER ROAD**
 RICHMOND, BC



Unit 130

Available Area

Warehouse	26,698 SF
Office	3,141 SF
Building Total	29,839 SF

Ceiling Height

18' clear ceiling height

Loading

2 grade doors & 1 dock door

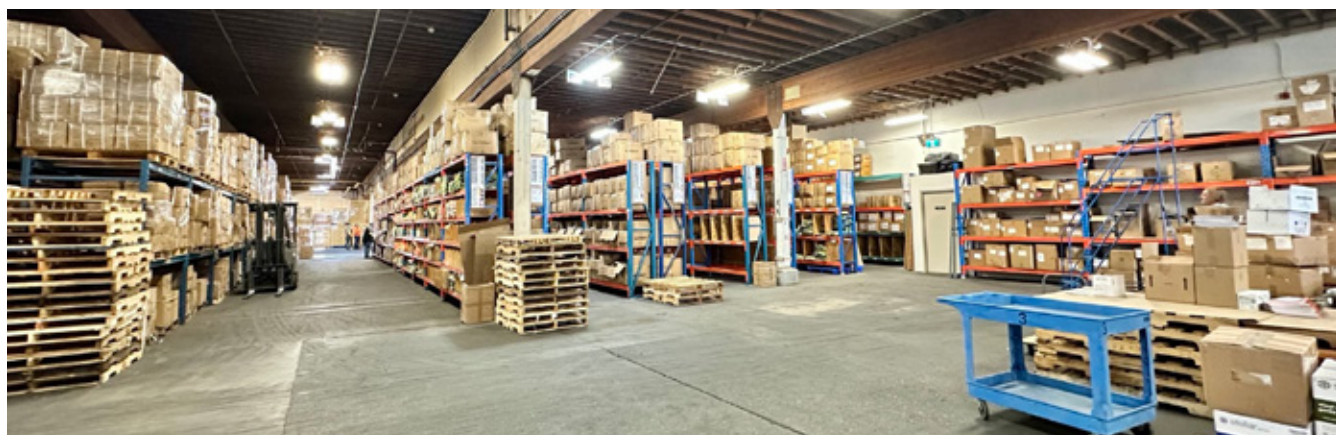
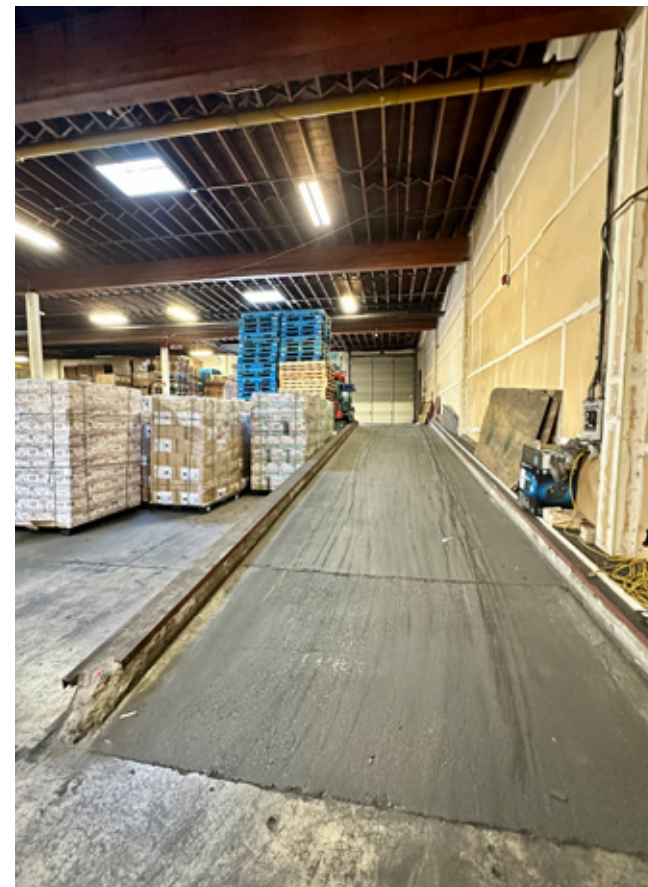
Availability

March 1, 2024



UNIT 110 & UNIT 130 **11480 RIVER ROAD**
RICHMOND, BC

UNIT 130



UNIT 110 & UNIT 130 11480 RIVER ROAD RICHMOND, BC



LOCATION

The property is located in the heart of North Richmond just west of No. 5 Road and north of Bridgeport Road. It is just minutes to both Highway 99 and Knight Street, providing fast access throughout Metro Vancouver as well as to YVR International Airport and main shipping ports. Bridgeport Road is a main corridor of North Richmond and is home to restaurants, shops, and community amenities.

Driving Time



MIN
TO YVR
AIRPORT



MIN
TO RICHMOND
CENTRE



MIN
TO GCT
DELTA PORT



MIN
TO DOWNTOWN
VANCOUVER

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