

**THE  
INDUSTRIAL  
SPECIALISTS**



**FOR  
LEASE**

UNIT 100 & UNIT 130 **11480** RIVER ROAD  
RICHMOND, BC

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

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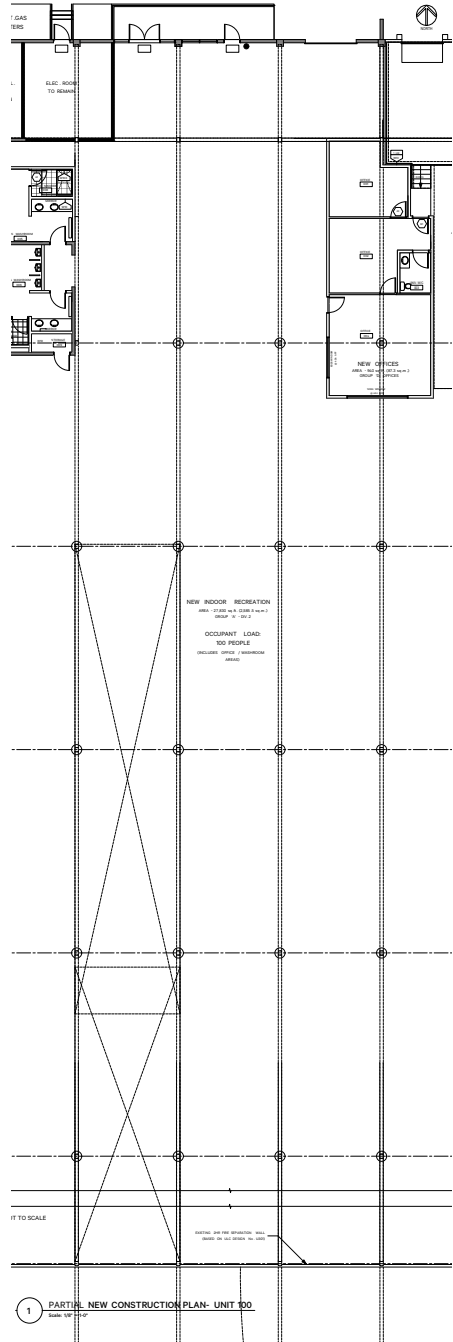
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**CBRE**



## 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 100

#### 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 100 & UNIT 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

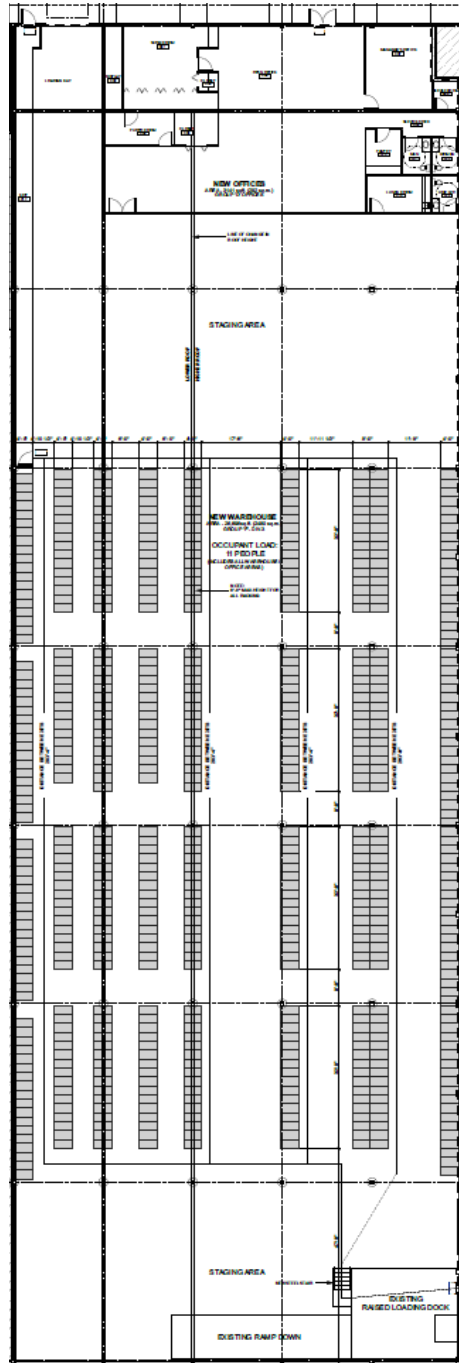
18' clear ceiling height

### Loading

2 grade doors & 1 dock door

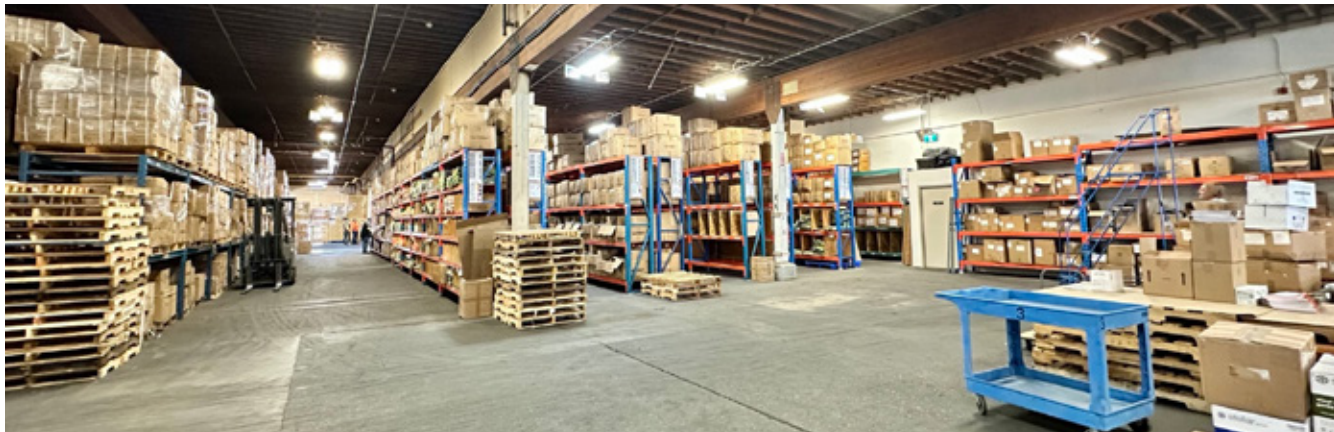
### Availability

March 1, 2024





UNIT 100 & UNIT 130 **11480 RIVER ROAD**  
RICHMOND, BC  
**UNIT 130**





# UNIT 100 & 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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