



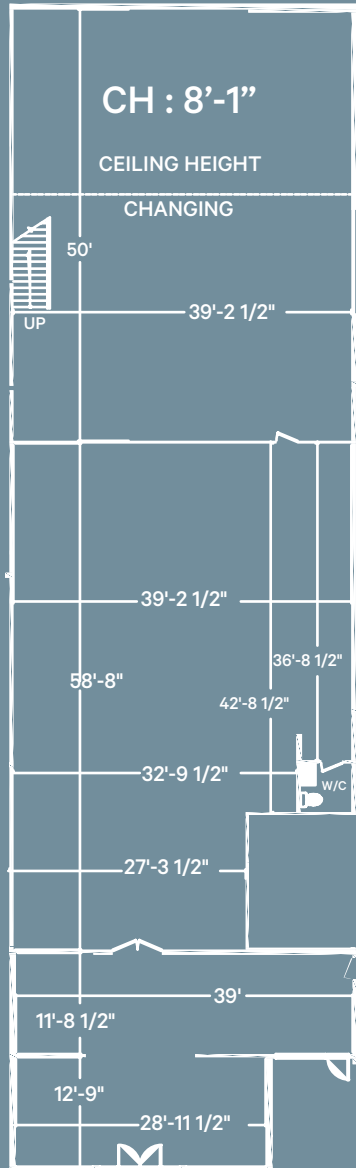
For Lease

PRIME INDUSTRIAL RETAIL UNIT FOR
LEASE ALONG BRIDGEPORT ROAD

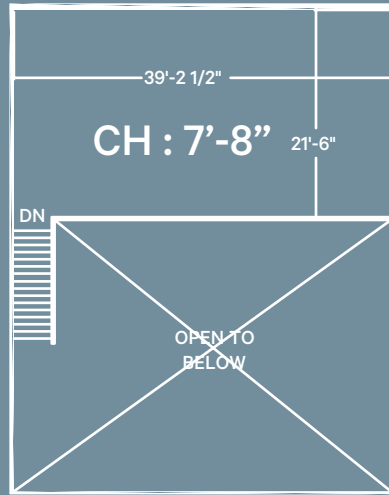
UNIT 130-12020
BRIDGEPORT ROAD
RICHMOND, BRITISH COLUMBIA

THE
INDUSTRIAL
SPECIALISTS
CBRE

unit 130



FLOOR PLAN NOT TO SCALE



Unit size

5,061 SF (1st floor)

961 SF (2nd floor)

6,022 SF Total area

IR-1 Zoning

Industrial retail - allowing a wide range of retail and warehousing uses

Basic Rent	\$29.00 PSF
Additional Rent	\$6.00 PSF (2024 est.)
Loading	Grade level loading
Parking	58 shared parking stalls
Availability	Immediate

Features

- High exposure along Bridgeport Road
- Highly finished showroom unit
- Dedicated signposts for additional exposure



UNIT 130-12020 BRIDGEPORT ROAD

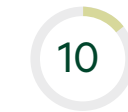
RICHMOND, BRITISH COLUMBIA



Location

The property is conveniently located at the intersection of Bridgeport Road and No. 5 Road, one of the busiest arterials for industrial retail in Richmond. The location allows for convenient access to all of Metro Vancouver as well as YVR International Airport and Deltaport. The property benefits from the numerous anchor businesses nearby including IKEA, The Home Depot, and Staples that bring added exposure to the property.

Driving Time



MIN TO YVR AIRPORT



MIN TO RICHMOND CENTRE



MIN TO OAKRIDGE CENTRE



MIN TO DELTAPORT

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