

THE  
INDUSTRIAL  
SPECIALISTS



FOR  
LEASE

**170-4691** VANGUARD ROAD  
RICHMOND, BRITISH COLUMBIA

5,592 SF industrial warehouse located on Vanguard Road in North Richmond

[theindustrialspecialists.com](http://theindustrialspecialists.com)

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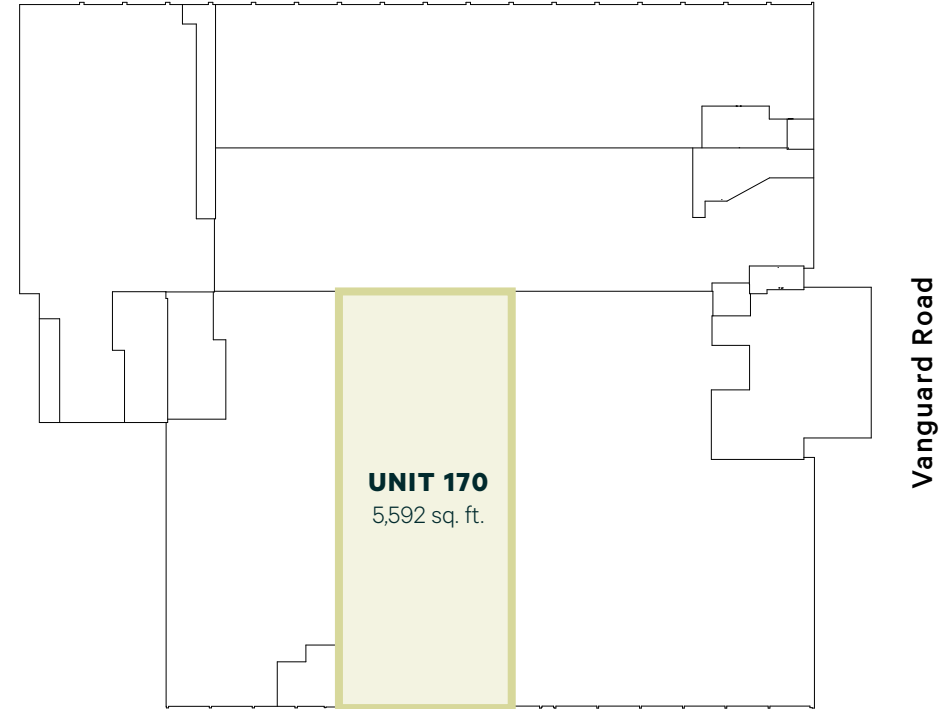
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**CBRE**

# Conveniently located warehouse space

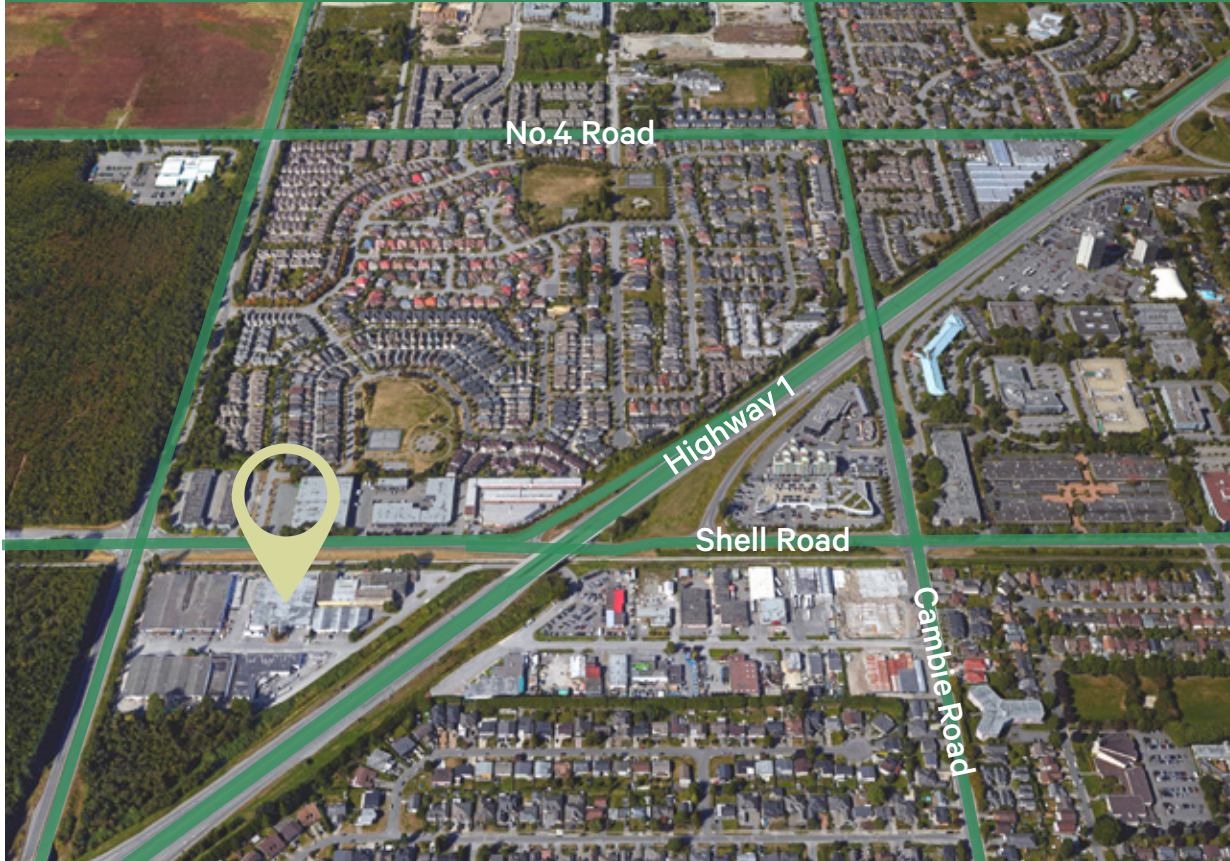
The Industrial Specialists are pleased to present the opportunity to lease 5,592 square feet of industrial warehouse space located in North Richmond. The Industrial Retail zoning allows for a wide variety of general uses such as storage, manufacturing, retail, warehouse sales and more.

<b>Available Area</b>	5,592 SF
<b>Occupancy</b>	Immediately
<b>Zoning</b>	IR1 - Industrial Retail
<b>Net Rent</b>	\$16.00 PSF
<b>Additional Rent</b>	\$5.42 PSF (Est. 2023)
<b>Unit Features</b>	<ul style="list-style-type: none"><li>+ All main floor industrial warehouse space</li><li>+ 1 grade loading door</li><li>+ 16' - 17' ceiling height</li></ul>





UNIT  
170 **4691 VANGUARD ROAD**  
RICHMOND, BRITISH COLUMBIA



## Location

The subject property is conveniently located in North Richmond on Vanguard Road, a major road for industrial retail.

The property's convenient location allows for easy access throughout Metro Vancouver via major highways such as Highway 99 and Highway 91. Surrounded by numerous prominent businesses, future tenants will benefit significantly from the additional exposure.

## Driving Time



**Connect with us for more information**  
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