

Industrial

For Lease

Unit 3

# 1600 Valmont Way

Richmond, BC

3,289 sq. ft. Unit With Grade Loading in North Richmond



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**CBRE**

# Property Details



**Unit Size**  
3,289 sq. ft. (All Ground Floor)



**Parking**  
Ample surface parking



**Zoning**  
IL  
Light Industrial Zoning, which permits a wide range of industrial, manufacturing and distribution uses.



**Taxes & Op. Costs (2025 est.)**  
\$6.25 per sq. ft.



**Loading**  
1 oversized (11' W x 12' H) grade loading door



**Lease Rate**  
\$19.00 per sq. ft.



**Ceiling Height**  
18' clear



**Availability**  
Immediately



## Property Highlights

- + Located in North Richmond with **quick access to major arterial roads, such as Highway 91, Highway 99 and the Knight Street Bridge**
- + Strategically located, the site ensures **effortless access to Metro Vancouver's major industrial logistics ports and transportation hubs**
- + 3-phase power
- + Fully sprinklered

## Drive Times



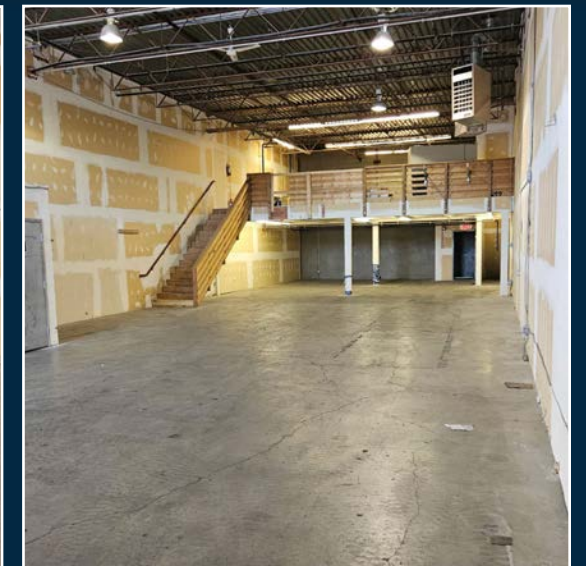
**6 mins**  
Vancouver

**6 mins**  
Highway 91

**8 mins**  
Highway 99

**15 mins**  
YVR International

**27 mins**  
GCT Deltaport





**For more information contact:**

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