

**NEWMARK**

# 11460 Voyageur Way – Unit 3

RICHMOND, BC



Small-bay Warehouse with Grade Loading and Office

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*\*Personal Real Estate Corporation*

# FOR LEASE

# PROPERTY DETAILS

11460 VOYAGEUR WAY – UNIT 3

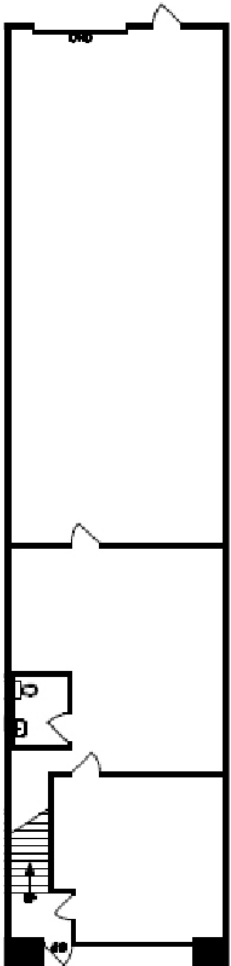
Newmark Canada is pleased to present 11460 Voyageur Way, Units 3 and 3A, for lease. The premises offer functional small-bay industrial space with 18' clear warehouse ceiling height, one grade loading door, second-floor office/work area, private washrooms on both levels, and ample on-site parking in North Richmond's established Bridgeport industrial area.

-  Prime Bridgeport location
-  18' clear ceiling height
-  200 amp power
-  Private office and open work area on the second floor
-  Ample on-site parking
-  Private washrooms, one up and one down
-  1 grade loading door, 10' x 14'
-  Z116 (Light Industrial) - Suitable for a variety of light industrial and service-oriented users, including contractors, storage, fleet, light manufacturing, vehicle/equipment-related uses, and others.

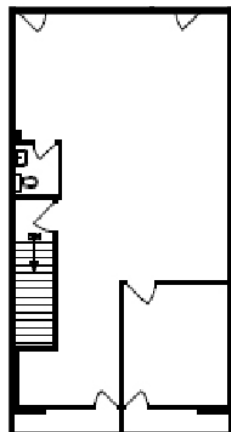
**July 1, 2026**  
AVAILABILITY DATE

**\$7.54 psf**  
ADDITIONAL RENT  
(2026 ESTIMATE)

WAREHOUSE, UNIT 3



MEZZANINE, UNIT 3A



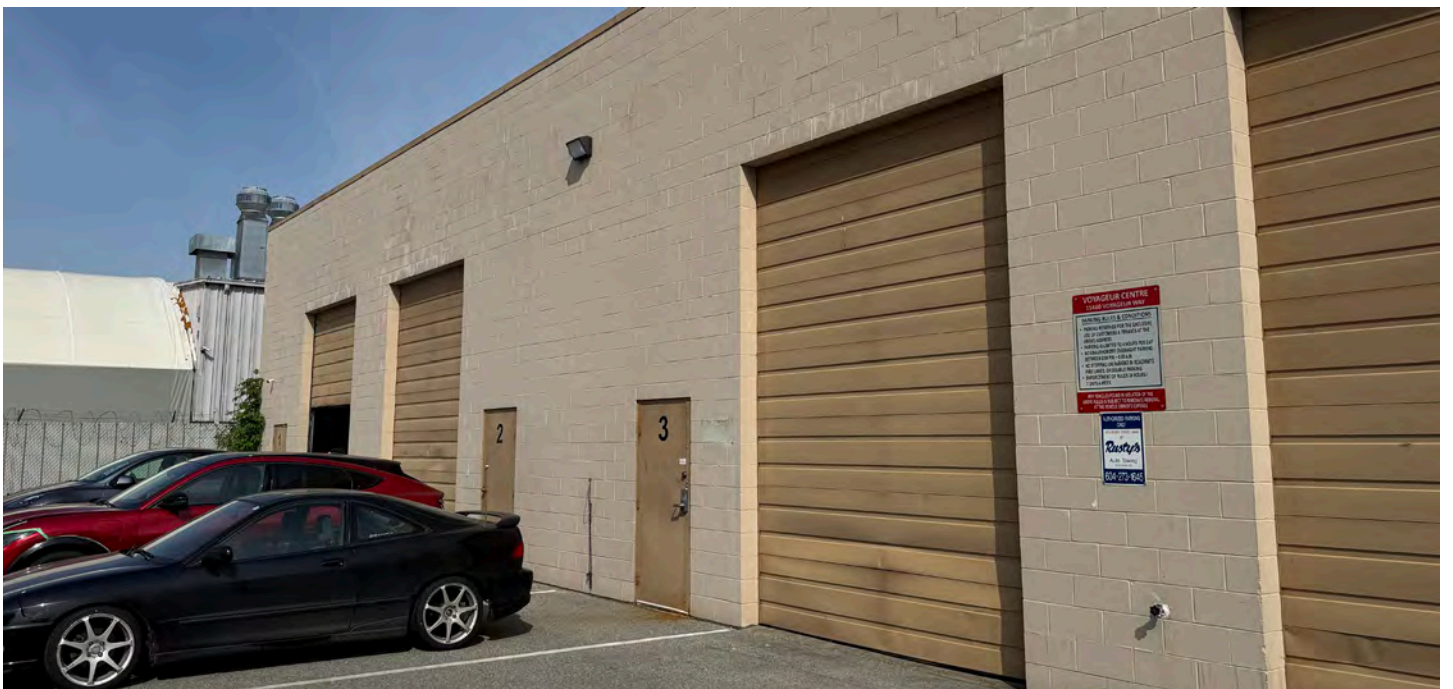
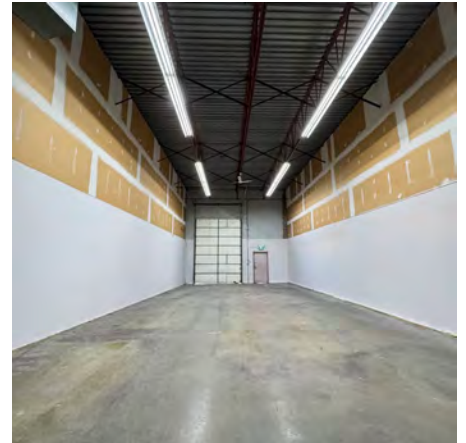
## Unit Size

Unit 3 (Ground Floor)	2,322 sf
Unit 3A (Mezzanine Floor)	1,134 sf
<b>Total</b>	<b>3,456 sf</b>

## Basic Rent

Unit 3	\$18.00 psf
Unit 3A	\$16.50 psf

11460 VOYAGEUR WAY – UNIT 3



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Located in North Richmond's established Bridgeport industrial area, 11460 Voyageur Way offers convenient access to Bridgeport Road, Shell Road, Simpson Road, Highway 99, Highway 91, Vancouver International Airport, and key Metro Vancouver service routes. The surrounding area is home to a broad mix of industrial, service, showroom, and trade-related businesses, making it a practical location for users serving Richmond, Vancouver, and the broader Lower Mainland.



*For more information:*

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