

BELOW MARKET LEASE RATE - \$11.75 PSF

Short-Term Lease

Unit 100 - 11480 River Road
Richmond, BC

High-exposure 29,530 sf warehouse/office space with
dock & grade loading in North Richmond's Bridgeport area



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Property details

AVAILABLE AREA

Warehouse	28,590 sf
Office	940 sf
Total	29,530 sf*

*All areas are approximate and to be verified by the Tenant

ZONING

IL (Light Impact Industrial) permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, production, service, auto repair and ancillary office.

REDUCED LEASE RATE

~~-\$13.50 psf, net~~ **-\$11.75 psf, net**

ADDITIONAL RENT (2026 ESTIMATE)

\$5.16 psf*

*includes management fees

AVAILABILITY DATE

Immediately

LEASE TERM

Flexible short-term lease

Opportunity










Avison Young is pleased to offer 29,530 sf of warehouse and office space with direct exposure to River Road in the heart of North Richmond's Bridgeport area. The unit features expansive warehouse space, three separate offices, one dock-level loading door, one grade-level loading door and ample shared parking.

Location

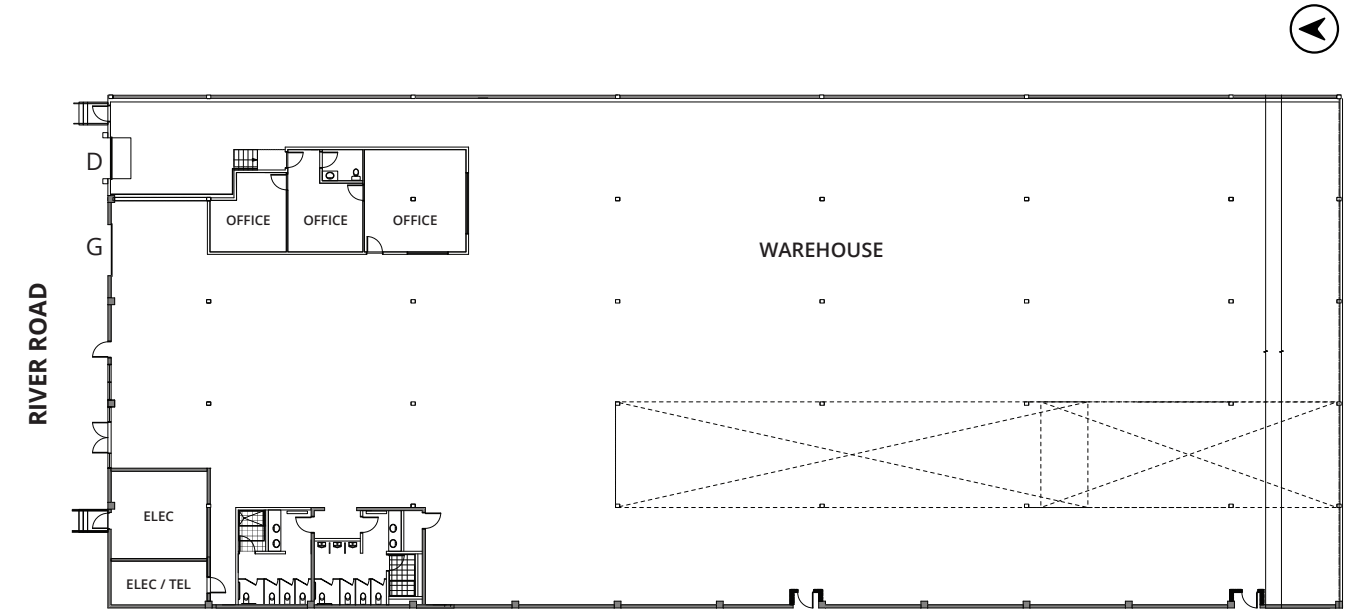
The property is situated on River Road, centered between No. 5 Road to the east and Simpson Road to the west, offering an exceptional location for both accessibility and amenities.

Key transportation routes such as Highway 99, Highway 91, the Knight Street Bridge, and the Oak Street Bridge are within a 5-minute drive of the property, providing seamless connectivity to Vancouver, Burnaby, Delta, and Surrey. Additionally, Bridgeport Road is only a 12-minute walk away, offering convenient access to a variety of restaurants, shops, services, and transit options.

Key features

-  16' clear ceiling height
-  One (1) dock-level loading door
-  One (1) grade-level loading door
-  39' x 19' column spacing
-  3-phase electrical service
-  Gas-fired unit heaters
-  Three (3) separate offices
-  Separate M/F multi-stall washrooms
-  Thirty (30) shared parking stalls

Floor plan



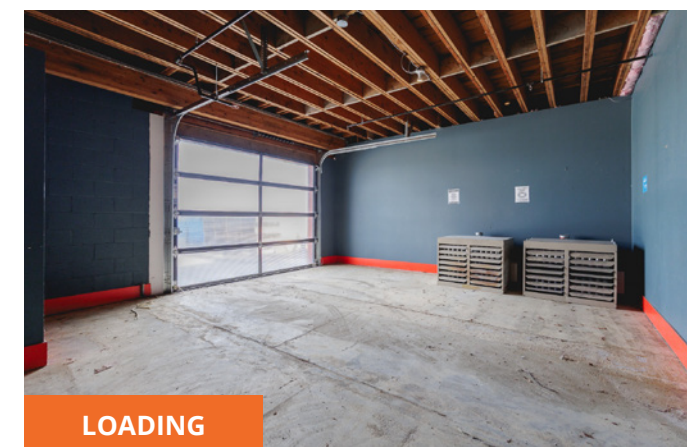
D = Dock loading door G = Grade loading door



WAREHOUSE



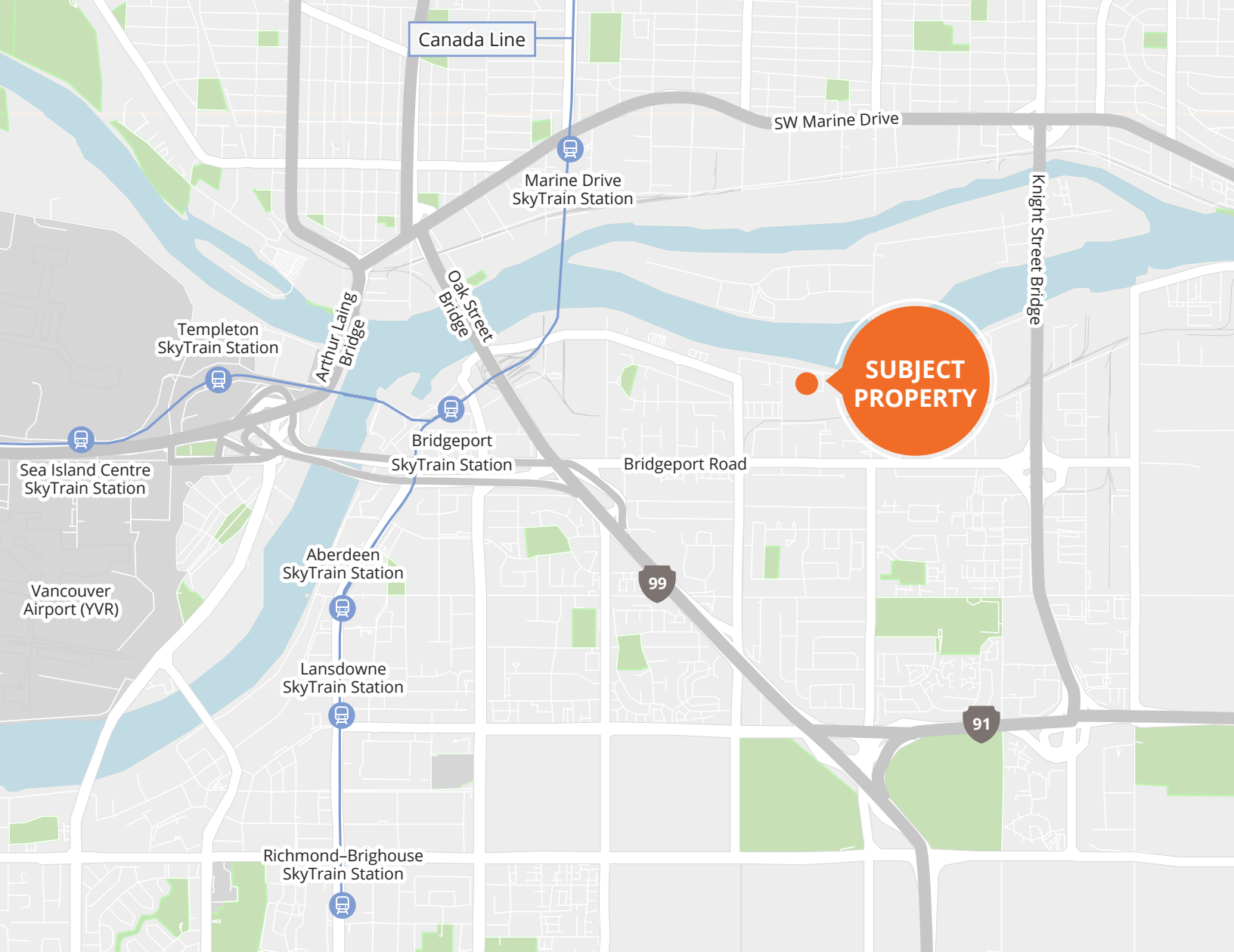
WAREHOUSE



LOADING



OFFICE



Drive times

04 minutes to Highway 99

05 minutes to Highway 91

05 minutes to Knight Street Bridge

05 minutes to Oak Street Bridge

08 minutes to YVR

10 minutes to Richmond Centre

Contact us for more information

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