



Building A

4899 Vanguard Rd, Richmond, BC V6X 2P8



Satish Thakur

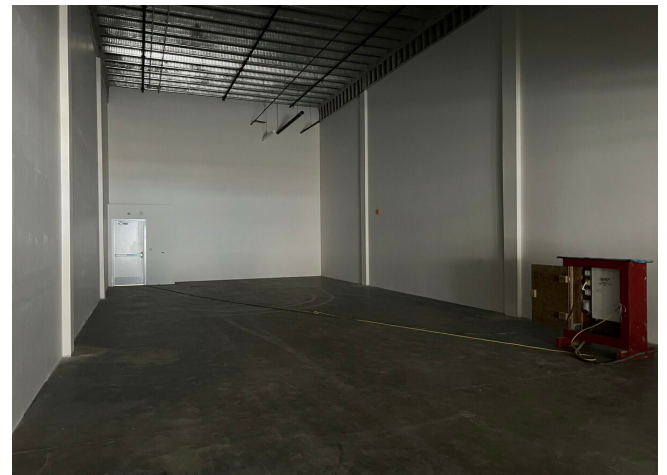
Royal Pacific Realty Corp
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(604) 653-9804



Building A

\$27.00 /SF/YR

KEY FEATURES:- 22'clear ceiling heights PRIVATE 1 Grade/dock loading doors per unit ESFR Sprinkler system included High efficiency LED lighting system 100 amp 600 volts, 3-Phase electrical service per unit Rough-in plumbing for washrooms included Modern architectural design offers strong corporate image Ample glazing allowing an abundance of natural light Regards Electricity and plumbing including Each unit. Building has 2 commercial Service Elevators, 3rd elevator for 6 people Very Close to YVR international airport **ADDITIONAL GOLDEN POINT :-** Each unit has 2 story (main floor and MEZZANINE) **CAN BE RENTED TO TWO SEPARATE TENANTS.** **PARKING:-** Total 12 parking between both units Plus visitor parking available **PUBLIC TRANSPORTATION:** 405 Busline - No.5 Road & Cambie 410 Busline - 22nd Street Station & Queens Borough C96 Busline to E Cambie & Brighthouse Station Canada Line Aberdeen Station via 410 Busline...



Rental Rate: \$27.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 101,456 SF

Year Built: 2024

Rental Rate Mo: \$2.25 /SF/MO

2nd Floor Ste A306

Space Available	3,017 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 10 Years

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1

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2

2nd Floor Ste A312

Space Available	2,809 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 10 Years

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4



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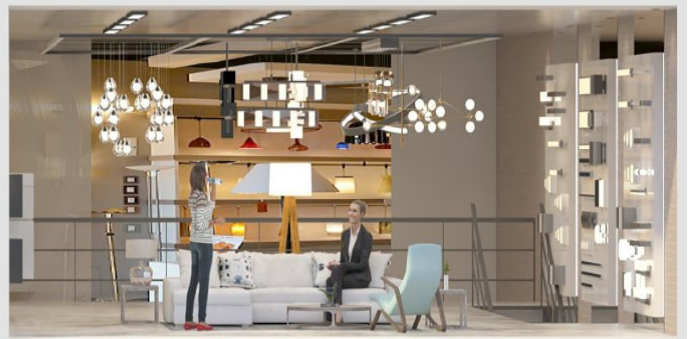
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Property Photos



1



Property Photos



Building Photo