

FOR LEASE

# 11571 BRIDGEPORT ROAD

RICHMOND, BRITISH COLUMBIA



## RARE FREESTANDING INDUSTRIAL RETAIL BUILDING FOR LEASE

Exposure to 24,500 vehicles per day  
(Average daily vehicle count)



# 11571 BRIDGEPORT ROAD

Richmond, British Columbia

## OPPORTUNITY

Rare opportunity to lease a freestanding building located on the corner of Bridgeport Road and Olafsen Avenue. The property's prime location on Bridgeport Road, a major thoroughfare connecting YVR Vancouver International Airport to East Richmond and beyond, means tenants will benefit from excellent exposure to over **24,500 vehicles per day**.

### IR-1 ZONING:

Industrial retail - allowing a wide range of retail and warehousing uses

### FEATURES:

- High exposure corner along Bridgeport Road
- Efficient layout with multiple access points
- Two convenient access points via Bridgeport Road and Olafsen Avenue
- Large freestanding pylon sign for additional exposure
- Separate rear loading area
- 22' clear ceiling heights
- LED lighting
- Professional landscaping

**BASIC RENT:** \$25.00 PSF

**ADDITIONAL RENT:** \$6.75 PSF (2024)

**LOADING:** Three grade loading doors in front  
One grade loading door at side of building

**PARKING:** 16 Dedicated parking stalls

**AVAILABILITY:** February 1, 2025 or earlier



# 11571 BRIDGEPORT ROAD

Richmond, British Columbia

## FLOOR PLAN

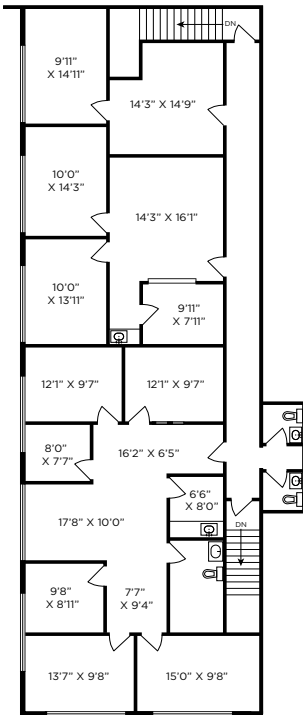
### BUILDING SIZE:

10,879 SF (1st Floor)

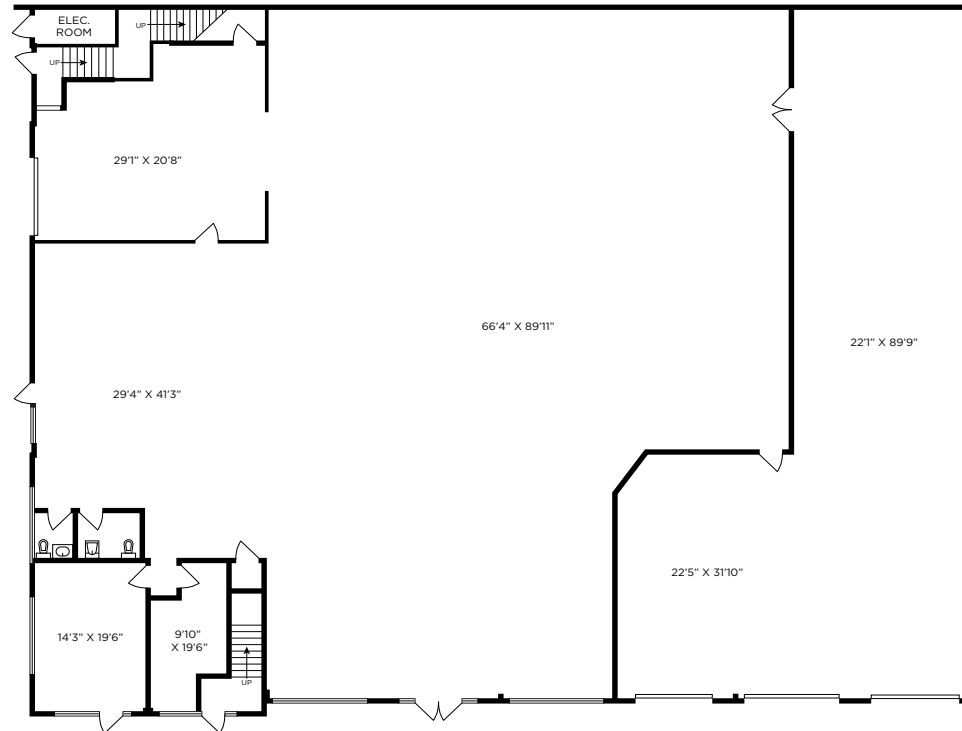
3,130 SF (2nd Floor)

**14,009 SF Total Area**

### SECOND FLOOR



### MAIN FLOOR





**DRIVING TIME:**

**10**  
MIN  
TO YVR AIRPORT

**16**  
MIN  
TO OAKRIDGE CENTRE

**15**  
MIN  
TO RICHMOND CENTRE

**20**  
MIN  
TO DELTAPORT



**FOR MORE INFORMATION, PLEASE CONTACT:**

**GRAHAM WILLIAMS**  
Senior Associate  
**+1 604 608 5938**  
[graham.williams@cushwake.com](mailto:graham.williams@cushwake.com)

**FANCES WU**  
Senior Associate  
**+1 604 639 9356**  
[frances.wu@ca.cushwake.com](mailto:frances.wu@ca.cushwake.com)



**CUSHMAN &  
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.