

AVISON
YOUNG

wesgroup

For Lease

Unit 160 - 2620 Simpson Road
Richmond, BC



LIMITED-TIME TENANT INCENTIVE
ONE MONTH NET FREE RENT PER YEAR OF THE LEASE TERM

8,889 sf warehouse and office unit
with two dock loading doors in North
Richmond's Bridgeport area

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**Ryan Kerr Personal Real Estate Corporation*

LIMITED-TIME TENANT INCENTIVE

One (1) month net free rent
per year of the lease term*

Property details

AVAILABLE AREA

Ground floor warehouse/office	7,104 sf
Second floor office	1,785 sf
Total	8,889 sf

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.

LEASE RATE

\$19.00 psf, net

ADDITIONAL RENT

\$6.40 psf* (2026 estimate)

*excludes 5% management fee on gross rent

AVAILABILITY DATE

Immediately

Opportunity









On behalf of Wesgroup, Avison Young is pleased to offer an 8,889 sf warehouse unit with improved office space, and two dock loading doors in North Richmond's desirable Bridgeport area.

Location

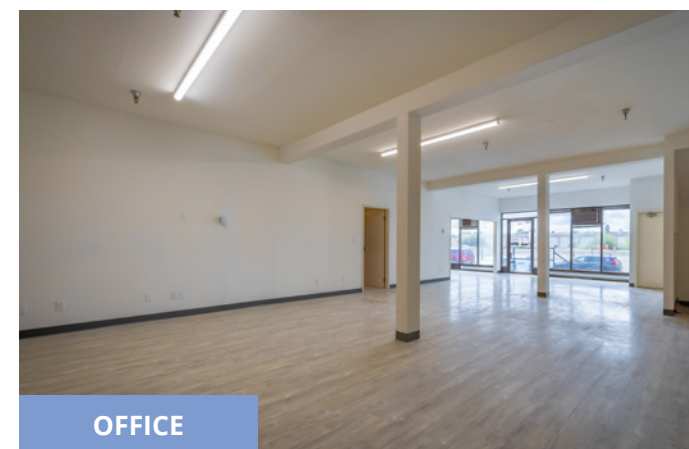
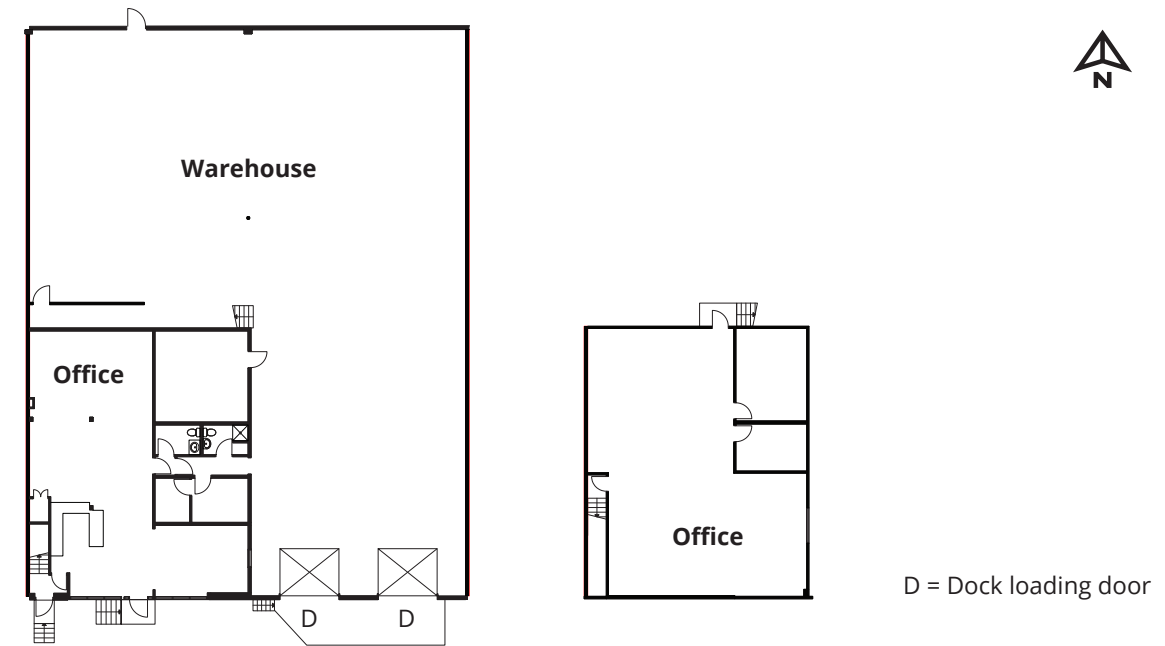
The property is situated on the east side of Simpson Road in North Richmond, offering an exceptional location for both accessibility and amenities.

Key transportation routes such as Highway 99, Highway 91, the Knight Street Bridge, and the Oak Street Bridge are within a 6-minute drive of the property, providing seamless connectivity to Vancouver, Burnaby, Delta, and Surrey. Additionally, Bridgeport Road is only a 5-minute walk away, offering convenient access to a variety of restaurants, shops, services, and transit options.

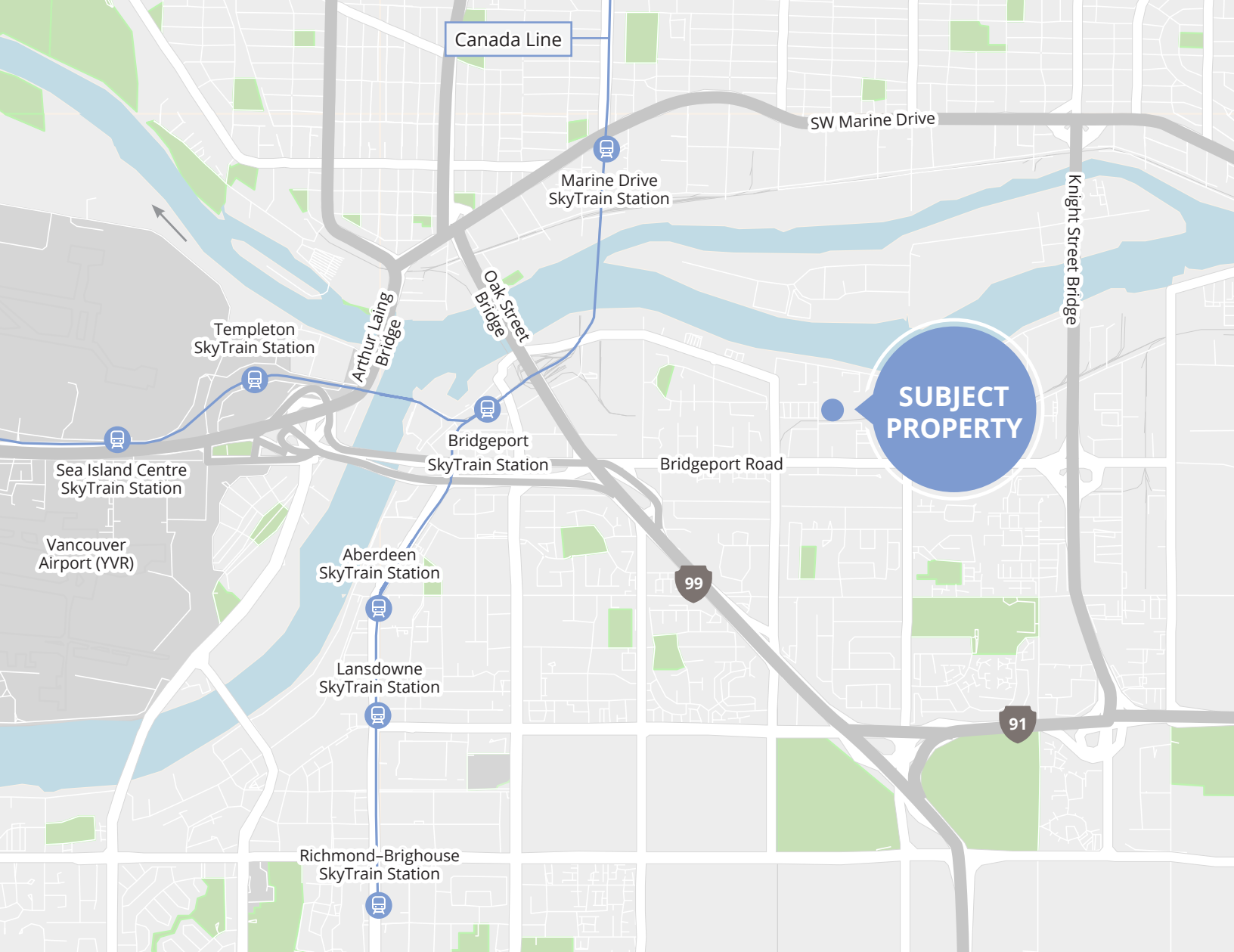
Key features

-  Concrete tilt-up construction
-  20' clear ceiling height
-  Two (2) dock level loading doors
-  200 amp/600 volt, 3-phase electrical service
-  Fully sprinklered
-  Gas-fired, forced air warehouse heating
-  High efficiency LED lighting
-  Well-improved second floor office space with carpet throughout

Floor plan



*The Landlord reserves the right to change or withdraw this incentive at any time without notice or obligation.



Drive times

04 minutes to Highway 99

05 minutes to Highway 91

05 minutes to Knight Street Bridge

06 minutes to Oak Street Bridge

08 minutes to YVR

14 minutes to Richmond Centre

Contact for more information

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