

FOR LEASE

11560 Voyageur Way

RICHMOND, BC



**12,574 SF Warehouse & Showroom with
Secured Yard Area**

CBRE

**THE
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SPECIALISTS**

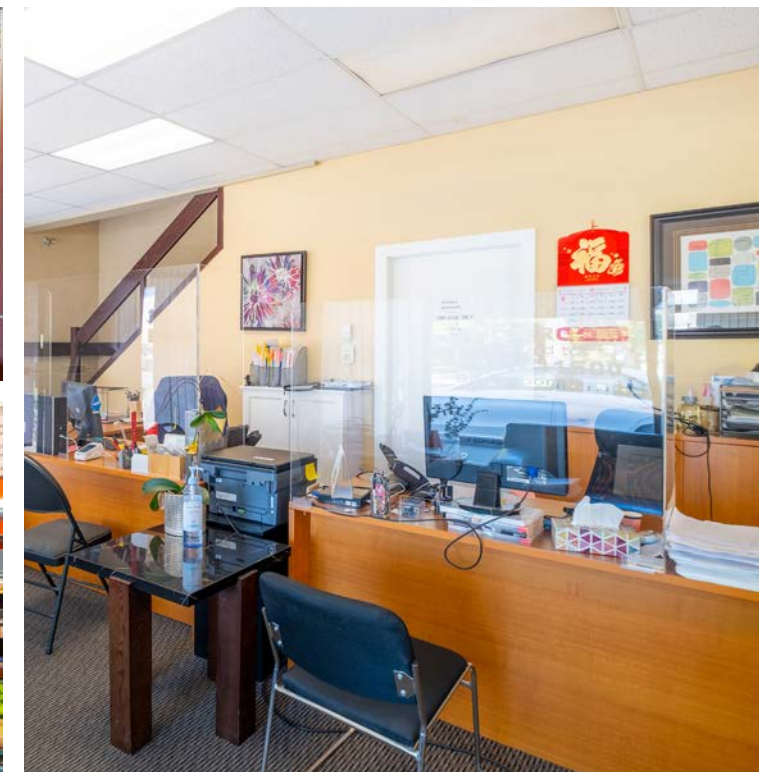
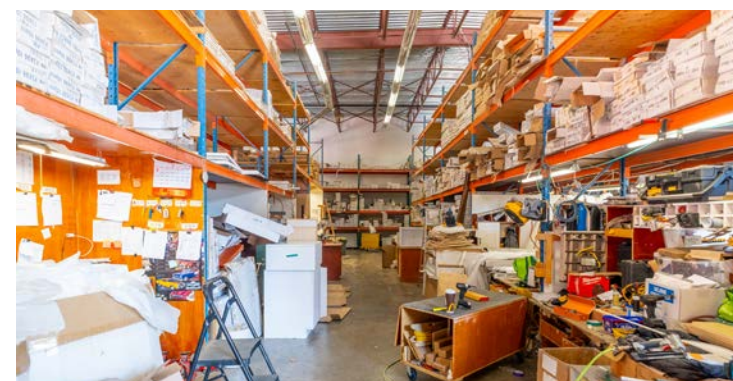
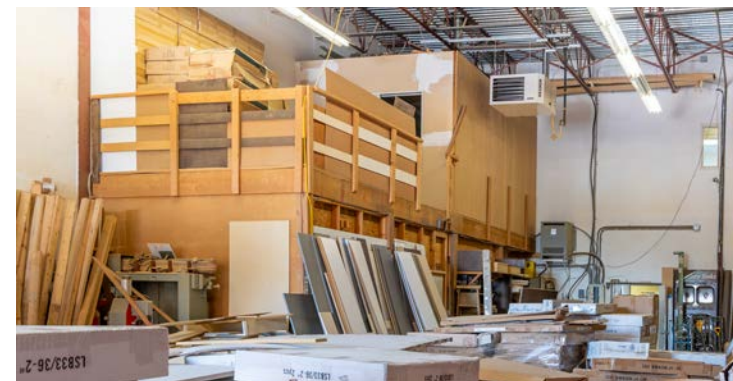
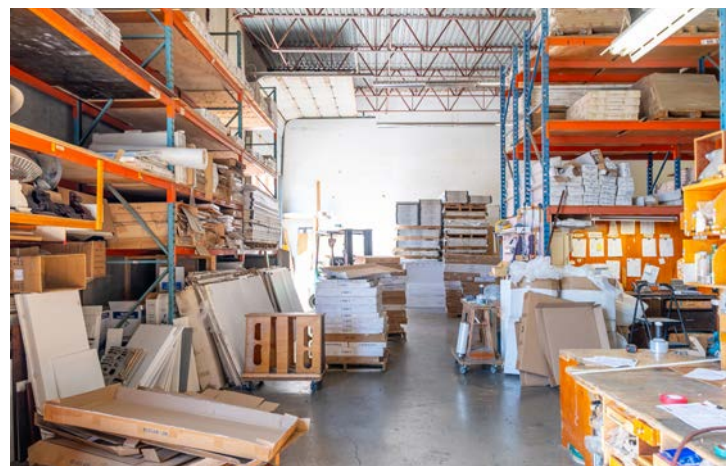
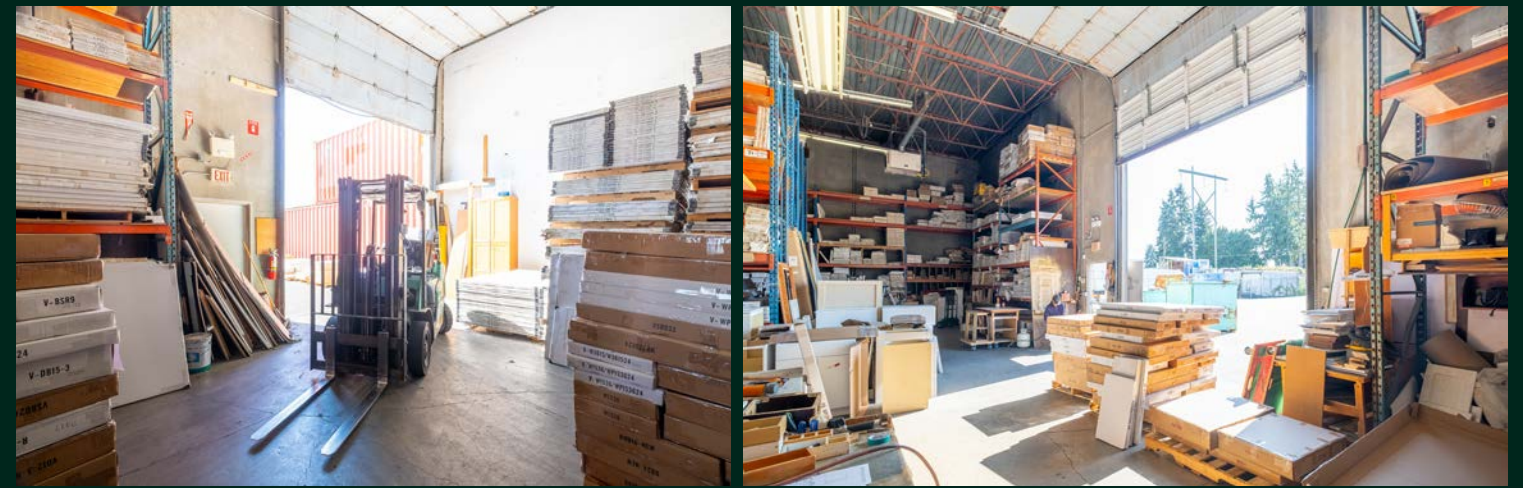
Property Details

BUILDING SIZE	12,574 SF*
PID	001-257-447
SITE SIZE	1.02 acres
YEAR BUILT	1984
ZONING	Light Industrial (Z116)
CEILING HEIGHT	20' clear
LOADING DOORS	2 grade loading doors
OCCUPANCY	April 1st, 2026
LEASE RATE (INCLUDING YARD)	\$17.95 PSF
OPERATING COSTS (2026 APPROX.)	\$6.30 PSF

*All areas are approximate and to be confirmed by the tenant.

Property Features

- Expansive, fully paved and securely fenced rear yard ideal for efficient storage of industrial materials, automotive components, or vehicle inventory
- Heavy 3-phase power
- 2 grade loading doors
- Prime location with Immediate access to the Knight Street Bridge via Bridgeport Road, offering seamless connectivity throughout Metro Vancouver
- Just a 5-minute drive to major transportation routes including Highways 91, 99 & Westminster Hwy, enhancing accessibility





LOCATION OVERVIEW

Situated in one of Metro Vancouver's most connected industrial zones, 11560 Voyager Road offers direct access to key transportation corridors including Highway 91, Highway 99, Knight Street Bridge and the Oak Street Bridge. This location enables efficient movement of goods throughout the Lower Mainland. Deltaport and Centerm, two of the region's largest marine terminals, are reachable within 30–40 minutes, while Vancouver International Airport is just a 10-minute drive, supporting both cargo and business travel needs. The property is also within close proximity to major industrial hubs such as Tilbury, Annacis Island, and Fraser Surrey Docks, making it a practical choice for businesses that rely on regional distribution, freight, or manufacturing. Its central position within Richmond places it at the crossroads of Metro Vancouver's industrial and commercial activity.

CONNECT WITH US FOR MORE INFORMATION

STEVE BROOKE

Personal Real Estate Corporation
Executive Vice President
604 662 5147
steve.brooke@cbre.com

JOEL BARNETT

Personal Real Estate Corporation
Executive Vice President
604 662 5570
joel.barnett@cbre.com

ALEX MEI 梅嘉俊

Personal Real Estate Corporation
Associate Vice President
778 788 3106
alex.mei@cbre.com

theindustrialspecialists.com
@theindustrialspecialists

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CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

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