

FOR LEASE | INDUSTRIAL
#150 - 11120 BRIDGEPORT ROAD
RICHMOND, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- 2,877 SF Office/Showroom/Warehouse
- High Profile Bridgeport Road Location
- Dock Loading

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Location

The subject property is a three-building complex located on the south side of Bridgeport Road immediately east of the Shell Road intersection. The site is accessible from both Bridgeport Road and Voyageur Way. The complex tenants include Sherwin Williams and Tile World.

Features

- ▶ 20' clear warehouse ceiling height
- ▶ Concrete tilt-up construction
- ▶ One (1) dock level loading door with leveller
- ▶ Excellent truck maneuvering for 53' trailers
- ▶ High profile location
- ▶ HVAC on main floor office
- ▶ Kitchenette
- ▶ Boardroom
- ▶ 3-phase power
- ▶ Professionally managed
- ▶ New LED warehouse lighting
- ▶ Bridgeport Road sign panel available for added cost

Zoning

IR-1 (Industrial Retail) - contact agent for detailed zoning information.

Available Space

2,877 SF

Lease Rate

\$21.95 PSF

Taxes & Operating Costs

\$8.95 PSF (inclusive of 5% management fee)

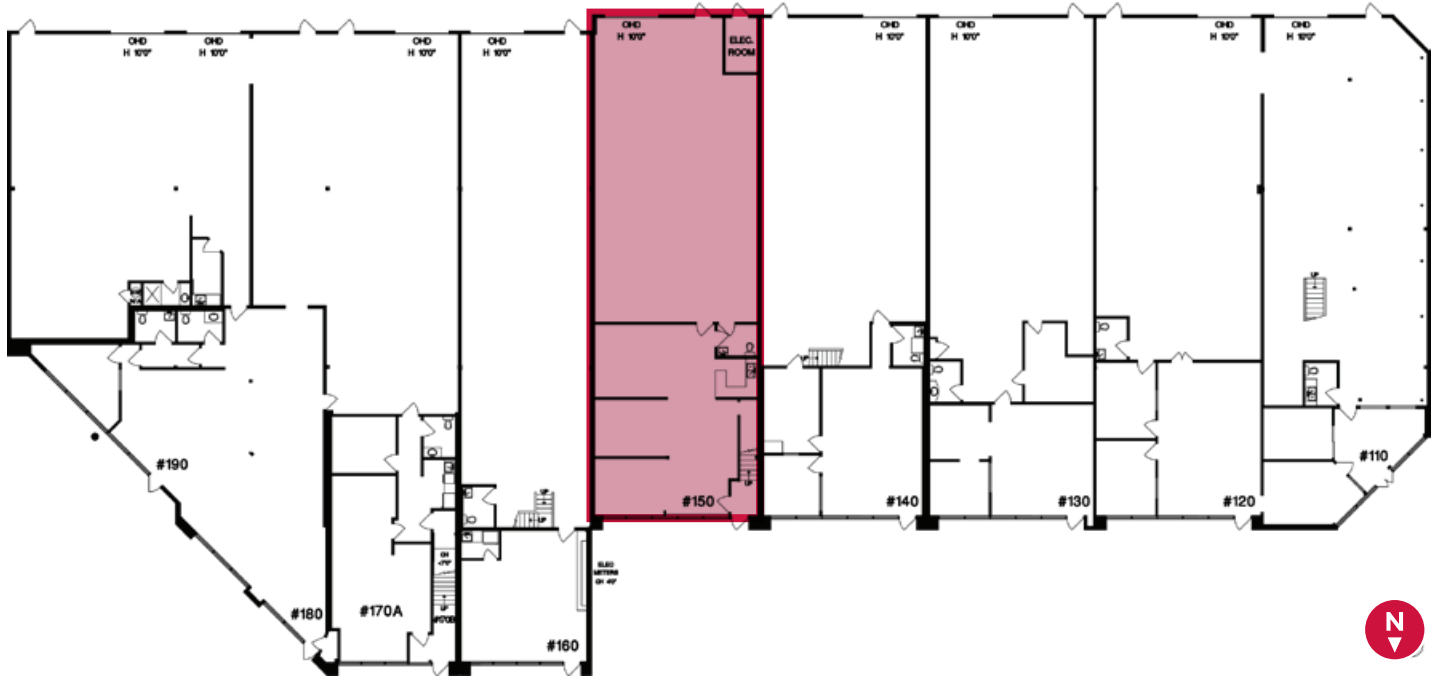
Total Monthly Rent

\$7,408.27 plus GST and utilities

Availability

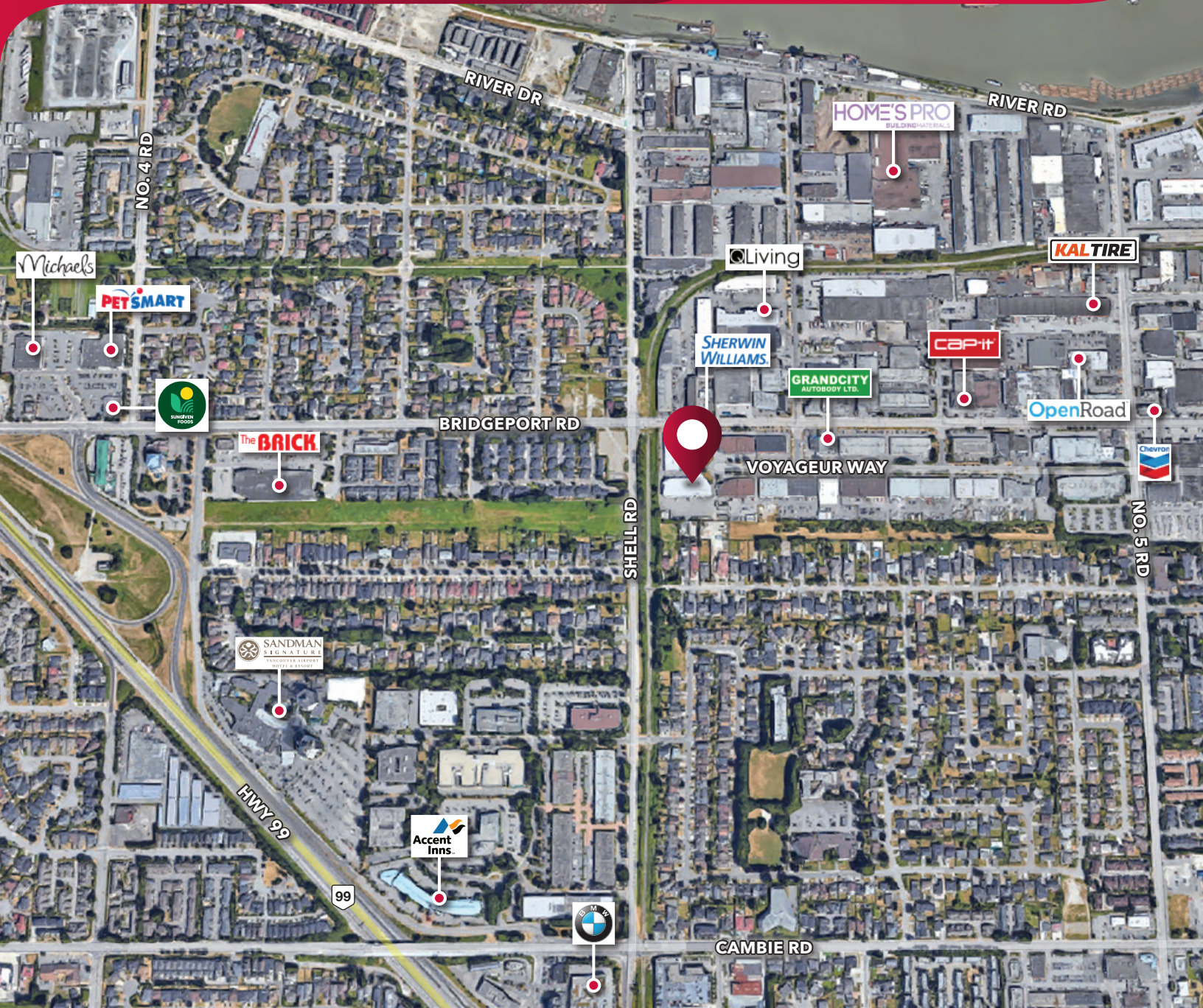
Immediate

Building Plan



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50
YEARS IN VANCOUVER