

FOR LEASE

RARE COSTCO-ADJACENT INDUSTRIAL SUBLEASE

Prime Bridgeport Industrial | Costco-Adjacent | Immediate Availability



2030 9111 BECKWITH ROAD

Richmond, BC V6X 1V7

Bridgeport RI



APPROX.

2,005 SF

GROUND FLOOR SPACE



Approx. half finished
office/showroom space
at the front



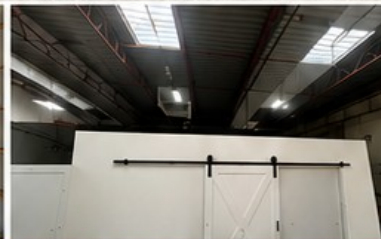
Approx. half high
clearance warehouse
space at the rear



FRONT OFFICE / SHOWROOM



HIGH CLEARANCE WAREHOUSE



WAREHOUSE / EXTRA
CEILING HEIGHT



KITCHENETTE

PROPERTY HIGHLIGHTS



Approx. 2,005 SF Ground Floor Space



Front Office / Showroom Area



Rear High-Clearance Warehouse



Grade-Level Loading Door



Kitchenette



Excellent Exposure & Visibility



Costco-Adjacent Location



Ample On-Site Parking

Rare sublease opportunity in a prime Costco-adjacent location. This approximately 2,005 SF ground-floor premises offers an efficient layout with about half finished office/showroom space at the front and half high-clearance warehouse space at the rear, separated by a partition for maximum functionality.

The front area is ideal for retail, showroom or customer-facing operations, while the rear provides excellent storage, warehousing, or space for businesses requiring extra ceiling height, including recreation, fitness, light manufacturing, printing, or production uses (subject to landlord approval and applicable zoning).

Surrounded by thriving commercial businesses with outstanding exposure and heavy traffic, this is a rare opportunity to secure flexible space in one of the area's most desirable business locations.

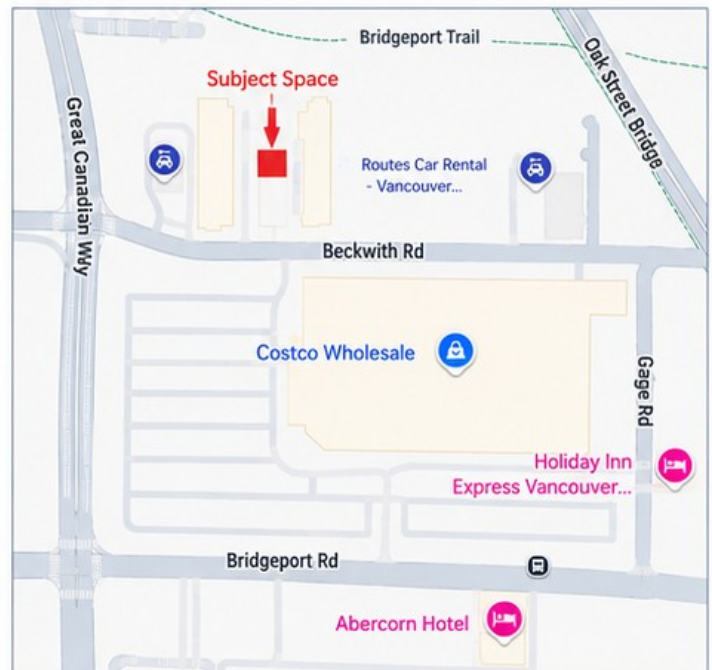
LEASE DETAILS

Lease Type:	Sublease
Lease Term:	Negotiable
Lease Expiry:	June 30, 2028
Strata Fees:	Included in Additional Rent
Availability:	Immediate

RENTAL RATES (EST.)

Basic Rent:	\$24.00 PSF
Additional Rent (Est.):	\$9.66 PSF
Monthly Basic Rent:	\$4,010
Monthly Additional Rent:	\$1,614

LOCATION MAP



HOLLY LI, PREC*
Sutton West Coast Realty

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Sutton

SUTTON WEST COAST REALTY
An Independent Member Broker

This information contained herein has been obtained from sources deemed reliable, but we assume no responsibility for its accuracy. Prospective tenant should verify all information to their own satisfaction.