



Partnership. Performance.



FOR LEASE

Opportunity to occupy between 50,000 and 150,000 square feet of industrial space in Northwest Richmond.

9311
RIVER DRIVE
RICHMOND, BC

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9311 | RIVER DRIVE RICHMOND, BC

Property Details

Property Features

- Excellent exposure
- Ample parking
- 30' - 33' ceiling heights

Zoning

IL

Availability

Contact Listing Agents

Lease Rate

\$7.95 psf

Operating Costs

\$2.75 psf (2016 estimate)

Opportunity

Avison Young is pleased to present the opportunity to lease affordable warehouse space in the sought after Northwest Richmond industrial area. Prospective tenants have an ability to lease between 53,158 sf and 206,610 sf.

Location

The subject property is conveniently located along River Drive in the Van Horne Industrial area of North Richmond. The site has excellent exposure from the east side of Oak Street Bridge and its unique location between Arthur Laing Bridge and Highway 99 provides great access to Vancouver International Airport, downtown Vancouver, Highway 91 and the Canada/Us Border. The property is also situated within walking distance to the Bridgeport Canada Line Station and the River Rock Casino Resort.



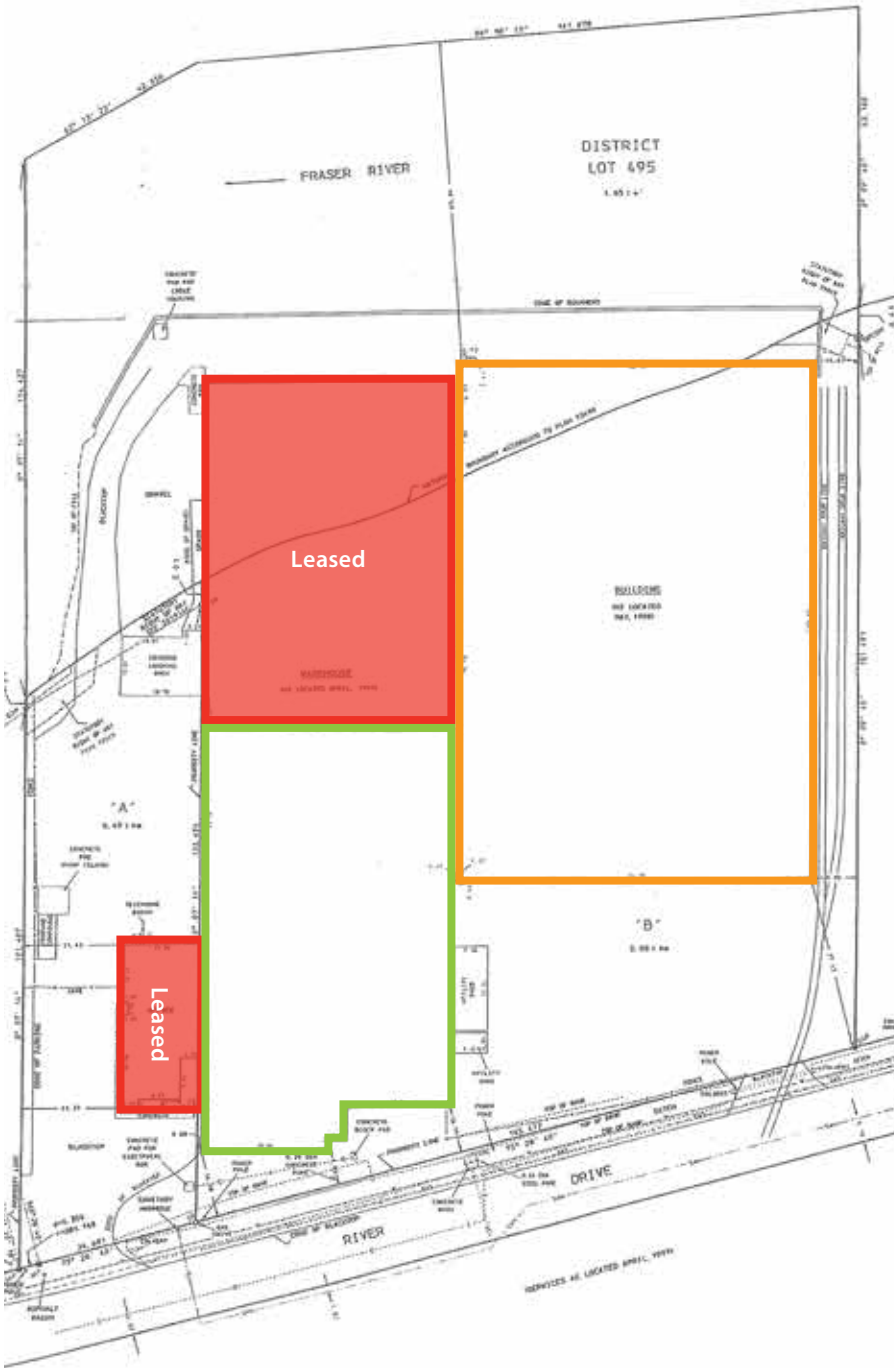
Site Plan

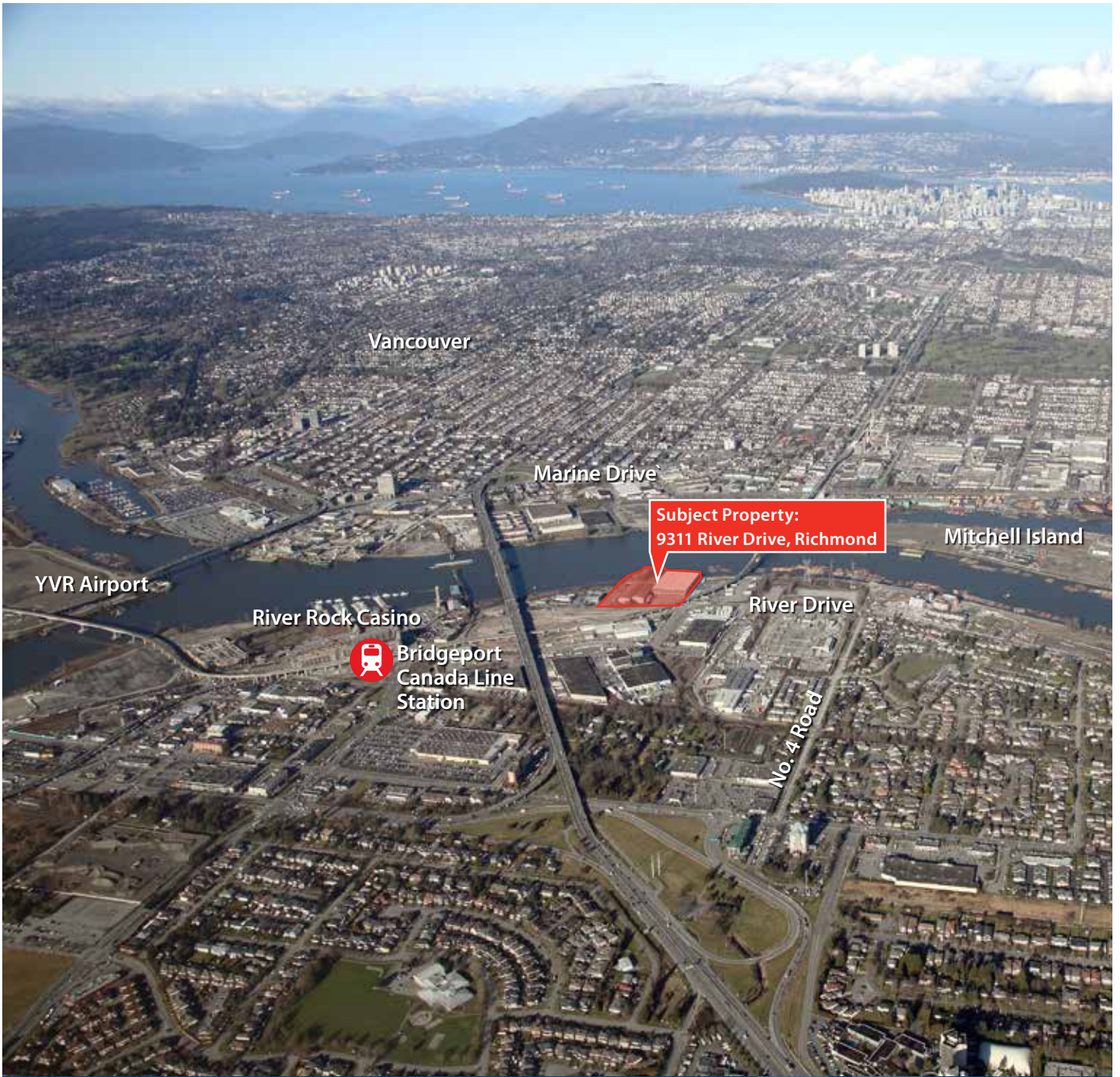
Southwest Warehouse

- ✓ Overhead cranes
- ✓ 2 large oversized grade loading doors
- ✓ Dock loading platform with 8 truck positions
- ✓ Potential opportunity for excess yard storage

East Warehouse

- ✓ Ample parking
- ✓ Dock loading platform with 16 truck positions





Subject Property:
9311 River Drive, Richmond

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