



8,433 SF Warehouse/ Office Space with Dock Loading For Lease

Prominently positioned industrial/flex property located within Richmond's highly sought-after Bridgeport industrial corridor. Offers exceptional frontage and is ideal for a wide range of uses, including manufacturing, logistics and flex commercial.

13940 Bridgeport Road, Richmond, B.C.



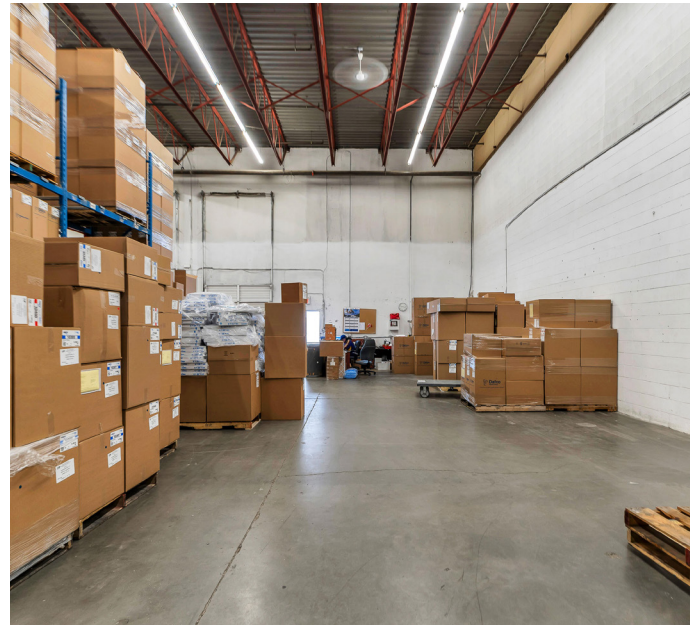
collierscanada.com

Sean Bagan
Personal Real Estate Corporation
Senior Vice President
+1 604 790 7204
sean.bagan@colliers.com

Jack Hall
Senior Associate
+1 604 351 8947
jack.hall@colliers.com

Asking Rate:

\$18.95/SF



Salient Facts

Address

13940 Bridgeport Road, Richmond

Current Improvements

Well located warehouse/office space, offering strong frontage, connectivity and access to labour

Building Breakdown

Ground Floor Office	800 SF
Warehouse	7,633 SF
Total	8,433 SF

Zoning

IB1 Zoning

Loading

Two (2) dock doors

Ceiling Height

23' 6" Clear

Column Spacing

34' column spacing

Other Features

- Fully sprinklered
- 347/600 volt 3-phase (100 amp per unit)
- Direct exposure to Bridgeport Road
- Professionally managed

Available

Immediate

Asking Rate

\$18.95/SF net

Additional Rent (estimated 2026)

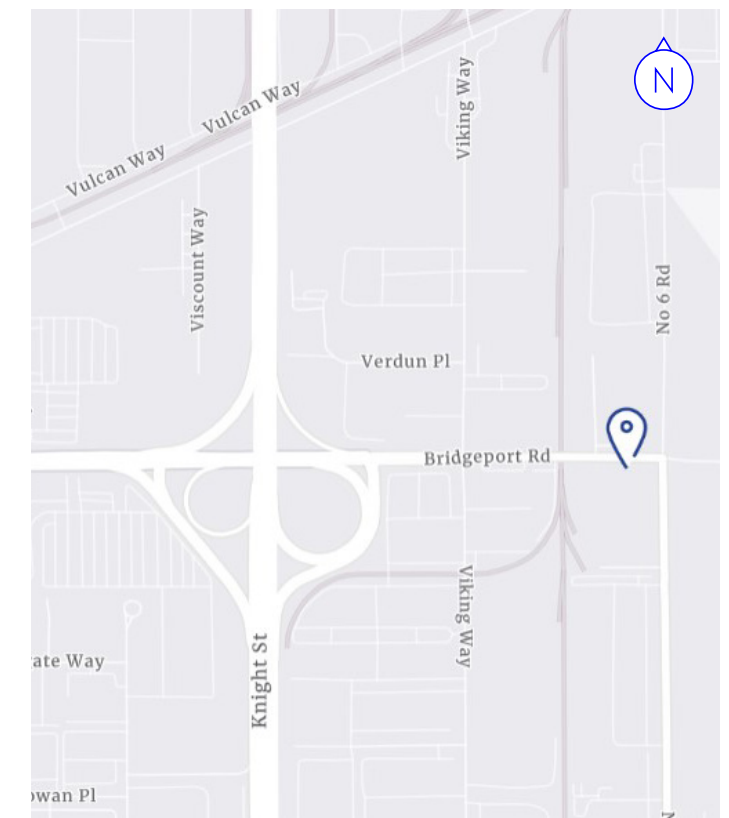
\$6.15/SF (including management fee)



Location

Located in the heart of Richmond's Bridgeport industrial corridor, the property offers excellent regional connectivity and strong arterial exposure. The site benefits from its proximity to major transportation infrastructure, established employment uses, and key amenities.

- Prominent frontage and exposure along Bridgeport Road
- Immediate access to Highway 99, connecting Vancouver, Delta, Surrey, and the U.S. border
- Minutes to Vancouver International Airport (YVR)
- Convenient access to the Knight Street Bridge and Port of Vancouver
- Excellent public transit access, including nearby bus routes and Bridgeport Canada Line Station
- Situated within a prime employment area with surrounding industrial, office, and service users
- Close to retail, restaurants, hotels, and other supporting amenities



Sean Bagan
Personal Real Estate Corporation
Senior Vice President
+1 604 790 7204
sean.bagan@colliers.com

Jack Hall
Senior Associate
+1 604 351 8947
jack.hall@colliers.com



Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2026



[collierscanada.com](https://www.collierscanada.com)