

NEWMARK

FOR LEASE

Unit 110 - 12500 Vickers Way

RICHMOND, BC



**7,174 SF Ground Floor Showroom
and Warehouse with Excess Yard**

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**Personal Real Estate Corporation*

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UNIT 110 - 12500 VICKERS WAY

Newmark is pleased to present the opportunity to lease 7,174 SF of showroom and flex distribution space with a secure fenced and paved yard in North Richmond.

The property offers a functional combination of warehouse and customer-facing areas, ideally suited for showroom, workshop, light manufacturing, or distribution uses. With IR1 zoning, the building accommodates a broad range of general industrial uses, stand-alone offices, and limited retail, making it a versatile option for businesses seeking flexibility.



Clear ceiling height: 12'



2 grade loading doors



200 amps 3-phase electrical (TBC)



Well-improved showroom and office area



Secure and paved yard storage



IR1 (Industrial Retail) Zoning

\$18.00 psf

ASKING BASE RENT

\$3.50 psf

YARD RENT

\$7.39 psf

ESTIMATE ADDITIONAL RENT

November 1, 2025

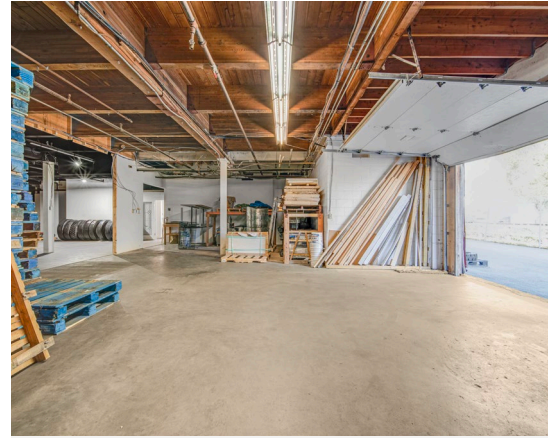
AVAILABILITY DATE

Building Area	Ground Floor Showroom & Warehouse	7,174 SF
	Yard Area	5,551 SF
	TOTAL AREA	12,725 SF

*All measurements are approximate. Yard area is subject to shared use.

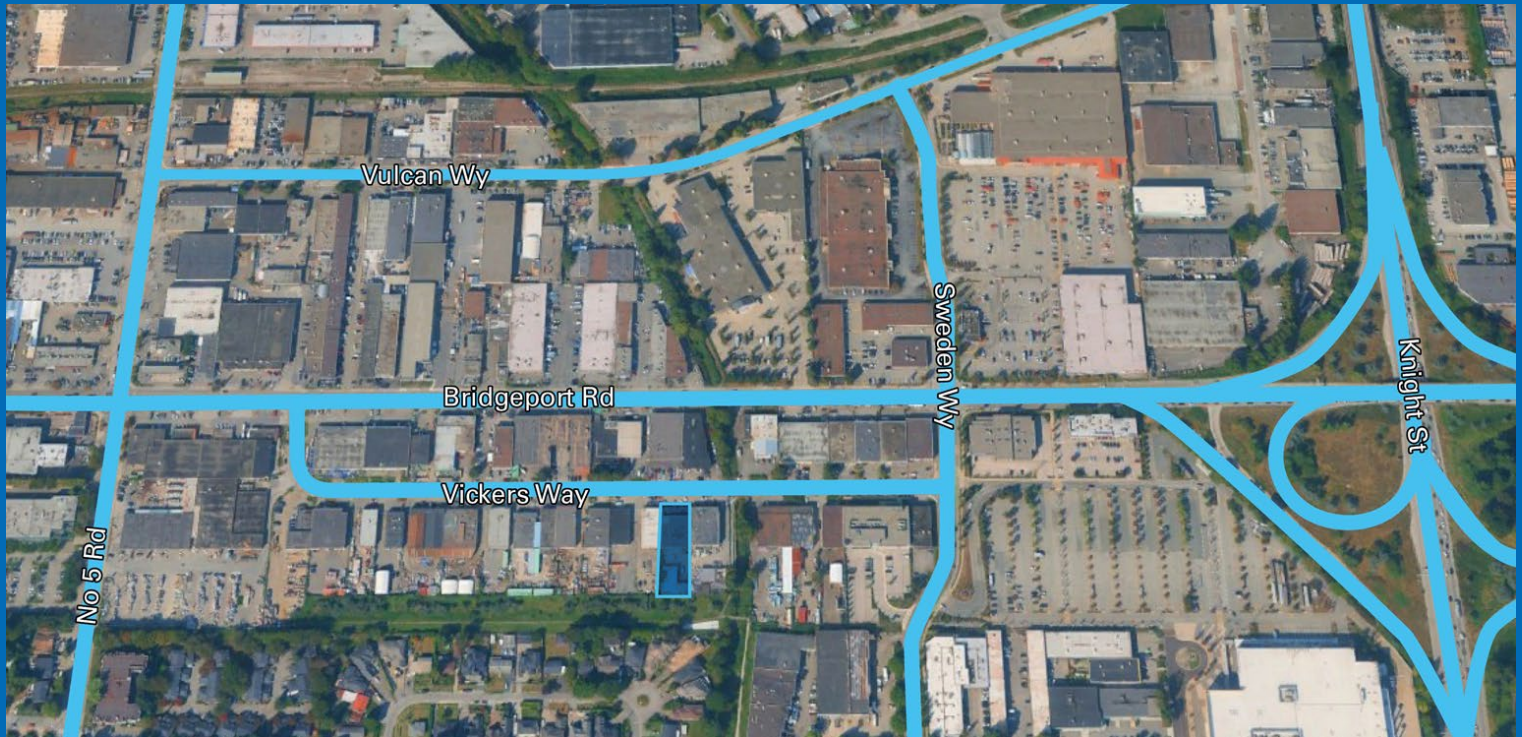


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Located in the core of North Richmond's established home improvement corridor, just off Bridgeport Road at Sweden Way, this property offers excellent connectivity across Metro Vancouver. Less than a kilometer from the Knight Street Bridge, the site provides seamless access to Vancouver, Highways 91 and 99, and Vancouver International Airport (YVR). Surrounded by a strong cluster of building supply, construction, and service-related businesses, it offers both convenience and the advantage of being part of a complementary trade hub.



For more information:

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