

# IndustriCore

2668 Simpson Road, Richmond BC



SIMPSON ROAD

# The Opportunity

## Waterwheel Development & Orion Construction Presents

IndustriCore, a premier Industrial property being developed under the Industri Series by local developer Waterwheel Development. Partnered with Orion Construction as a builder of choice with years of experience, IndustriCore is a 52,000 SF + light industrial property located in North Richmond, conveniently situated on Simpson Road, between Bridgeport and River Road in Richmond.

The property is ideally located with short drive times to various key areas, such as a 9 minute drive to Richmond City Centre, 24 minutes to GCT Delta Port, 27 minutes to Downtown Vancouver, and 30 minutes to the USA border.

The building is comprised of 11 units, each with premium warehouse and mezzanine space. Each unit features 28' clear height in the warehouse area, with high-efficiency LED lighting, skylights, and ample parking.



# Core Property Features

52,000 SF + of Industrial Space for **Sale** in the **Core** of Richmond - delivering **November 2025**



1 Overhead grade door per unit (12ft x14ft)



65 Parking stalls +/-



28' Clear ceiling height



High efficiency LED warehouse lighting



3-Phase 200 Amps to Units 1 & 11  
100 Amps services to Units 2-10



Gas fired, forced air unit heating system



500lbs PSF slab capacity  
100lbs PSF mezzanine capacity



1 Skylight per unit



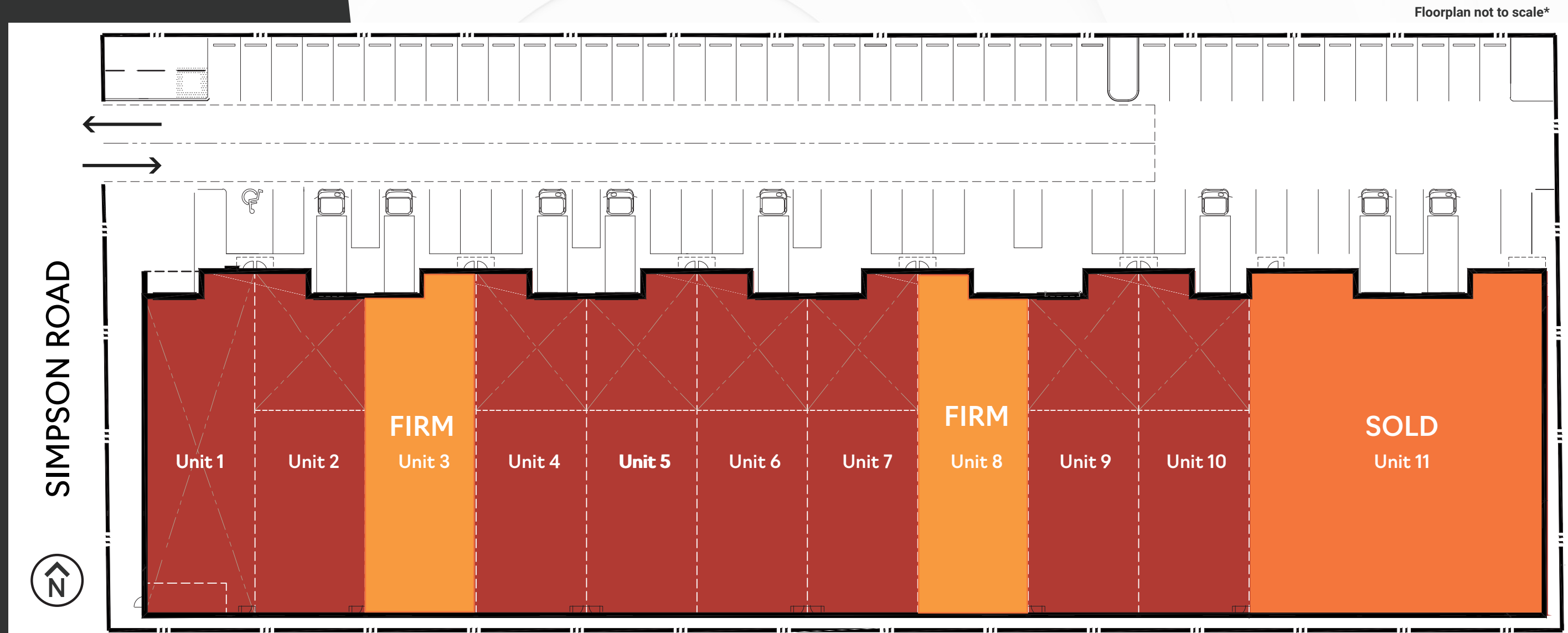
ESFR sprinkler system



1 Handicap accessible washroom per unit

# Site Plan

Unit	Ground SF	Mezz SF	Total SF	Parking
1	2,639	2,991	5,630	7
2	2,868	1,209	4,077	5
3	<b>FIRM</b>			
4	2,868	1,209	4,077	5
5	2,868	1,209	4,077	5
6	2,868	1,209	4,077	5
7	2,868	1,209	4,077	5
8	<b>FIRM</b>			
9	2,868	1,209	4,077	5
10	2,868	1,209	4,077	5
11	<b>SOLD</b>			
M&E Room	229		229	
<b>Total</b>	<b>36,418</b>	<b>17,099</b>	<b>53,517</b>	<b>64</b>



# Location

Experience the convenience of 2668 Simpson Road in North Richmond. This prime location is surrounded by hundreds of commercial amenities and international businesses. The location also provides easy access to downtown Vancouver, the US border, Vancouver International Airport, and major highways such as 99 and 17.

Richmond boasts a stable and diversified local economy, with over 13,000 businesses employing nearly 130,000 people. Thriving in sectors such as Agrifoods, Aviation, Logistics, Manufacturing, Technology, and Tourism, this city is resilient to economic cycle volatility.

IndustriCore's modern industrial design and strategic location near Bridgeport Road make it an exceptional site for business growth in Richmond.

YVR	9 Min
GCT Delta Port	24 Min
Downtown Vancouver	27 Min
USA Border	30 Min



# Amenities

The Bridgeport neighbourhood, is home to a diverse range of dining, retail, and recreational options that cater to the needs of both residents and visitors.

Explore a variety of highly-rated restaurants, retail shops and parks that adorn this neighbourhood.

98+

## CAFES & RESTAURANTS

1) Wendy's 2) Tandoori King Kichen and Bar 3) White Spot

217+

## RETAIL SHOPS

1) IKEA 2) Home Depot 3) Staples

8+

## PARKS & RECREATION

1) Talmeys School Park 2) King George Park 3) Albert Airey Park

\*Amenities radius approximately 2km



# The Team



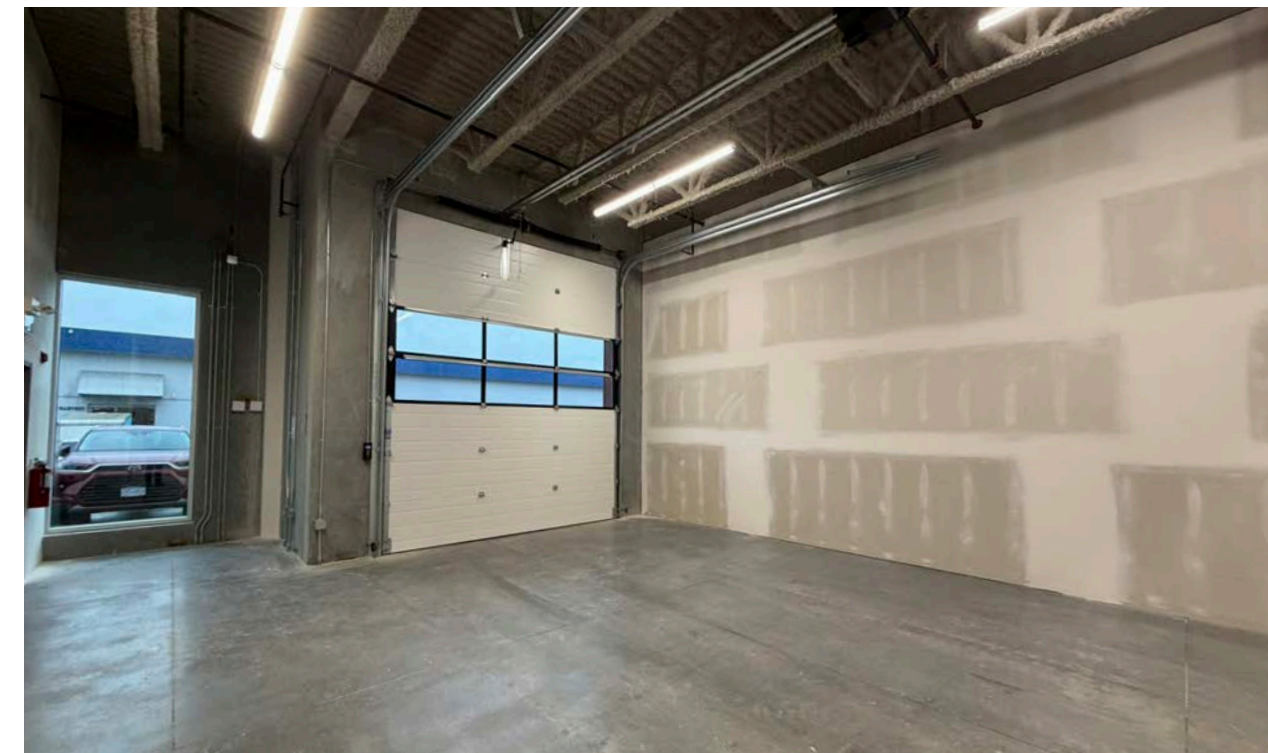
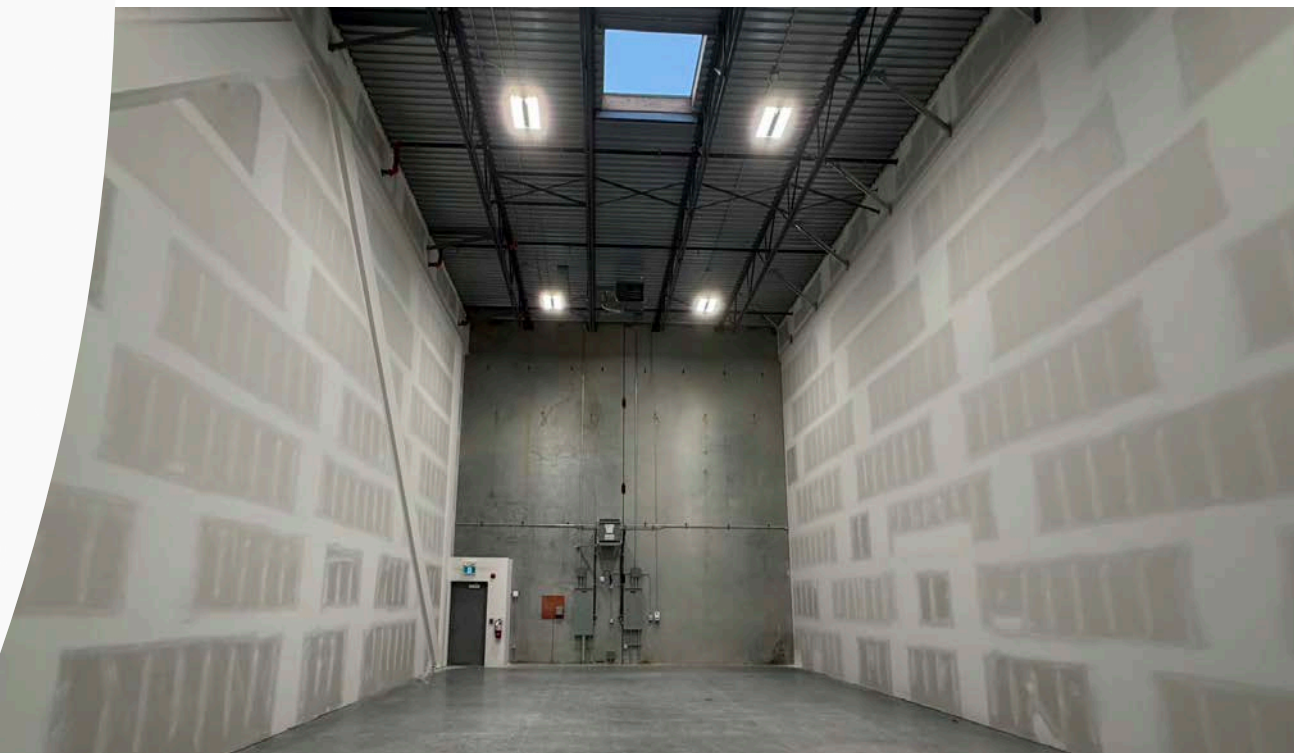
Waterwheel is a team of local developers committed to developing practical yet impactful properties in the Greater Vancouver region. The Waterwheel team partners with some of the most reputable builders and developers in the industry to bring projects to fruition.



With a unified design-build process, Orion paves the way for all industrial and commercial construction, offering solutions-based operations and a superior finished product.

## CBRE

A global leader in commercial real estate services and investments with service with insights and data that span every dimension of the industry, CBRE has clients in over 100 countries, including over 90% of the Fortune 100.





# IndustriCore

2668 Simpson Road, Richmond BC



## Steve Brooke

Personal Real Estate Corporation  
Executive Vice President  
CBRE Limited | Industrial Properties  
Steve.Brooke@cbre.com  
604 662 5147

## Joel Barnett

Personal Real Estate Corporation  
Executive Vice President  
CBRE Limited | Industrial Properties  
Joel.Barnett@cbre.com  
604 662 5570

## Alex Mei 梅嘉俊

Personal Real Estate Corporation  
Vice President  
CBRE Limited | Industrial Properties  
Alex.Mei@cbre.com  
778 788 3106

Developed by



Built by



Marketed by



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Some content was originally generated by GenAI and modified by the author.