



For
Lease

**7,000 SF Industrial Building with
Fenced and Paved Yard**

12460 Vickers Way
Richmond, BC

PROPERTY HIGHLIGHTS



22’ Clear ceiling height



Two (2) grade loading doors



400 amps
3-phase electrical



8,529 SF rear secure fenced yard area



Improved office space



IR1 (Industrial Retail) Zoning

BUILDING AREA

Warehouse	3,900 SF
Ground Floor Office	1,500 SF
Mezzanine	1,600 SF
Total	7,000 SF

*All measurements are approximate.



ASKING LEASE RATE:
\$26.75 PSF Net



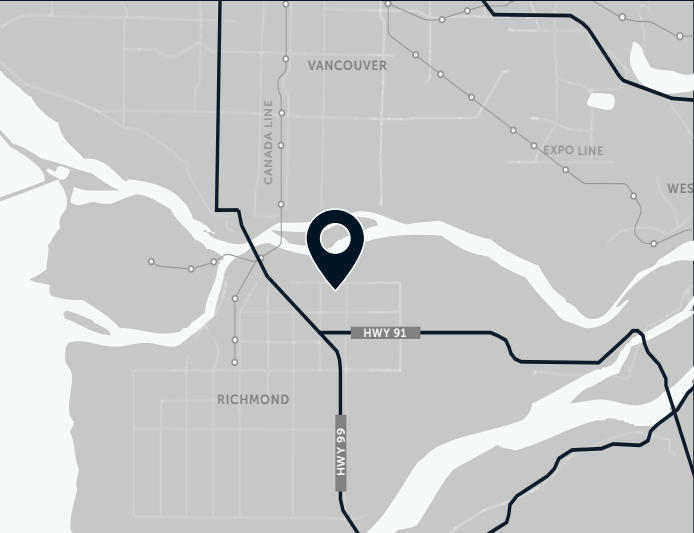
ADDITIONAL RENT:
\$9.21 PSF



AVAILABILITY:
May 1st, 2023

LOCATION

The Subject Property is situated near the intersection of Bridgeport Road and No. 5 Road, benefits from a prime location in Richmond, being in close proximity to major arterial roads. This convenient access allows for easy travel to all areas within Metro Vancouver. 12460 Vickers Way is located just 300 meters to the south of Bridgeport Road and 750 meters to the west of Knight Street Bridge, which links to both Highway 91 and Highway 99.



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