

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**

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

<sup>\*</sup>All measurements are approximate.



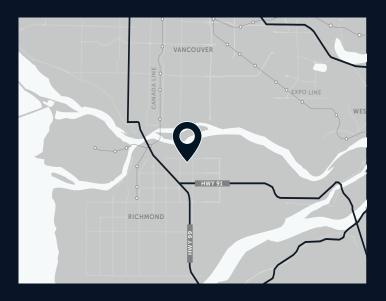
ASKING LEASE RATE: \$26.75 PSF Net



ADDITIONAL RENT: \$9.21 PSF



**AVAILABILITY:** May 1<sup>st</sup>, 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.

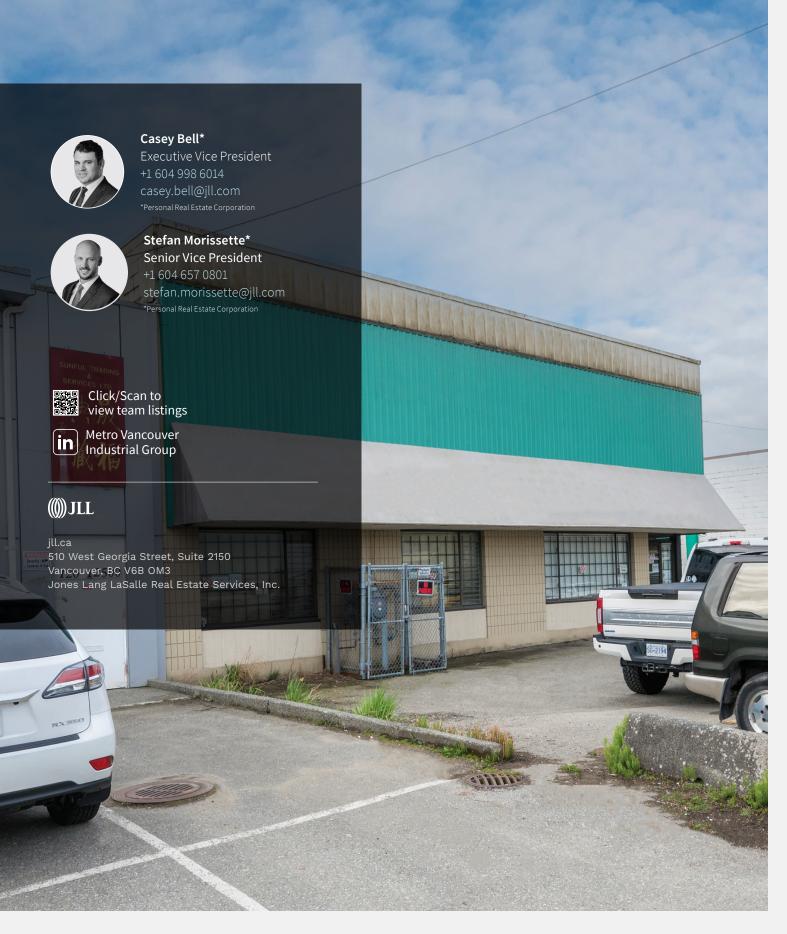
12460 Vickers Way is located just 300 meters to the south of Bridgeport Road and 750 meters to the west of Knight Street Bridge, which links to both Highway 91 and Highway 99.











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