

FOR LEASE

7600

**ALDERBRIDGE
WAY**

Up to 17,277 SF of warehouse/office space in
Richmond City Centre



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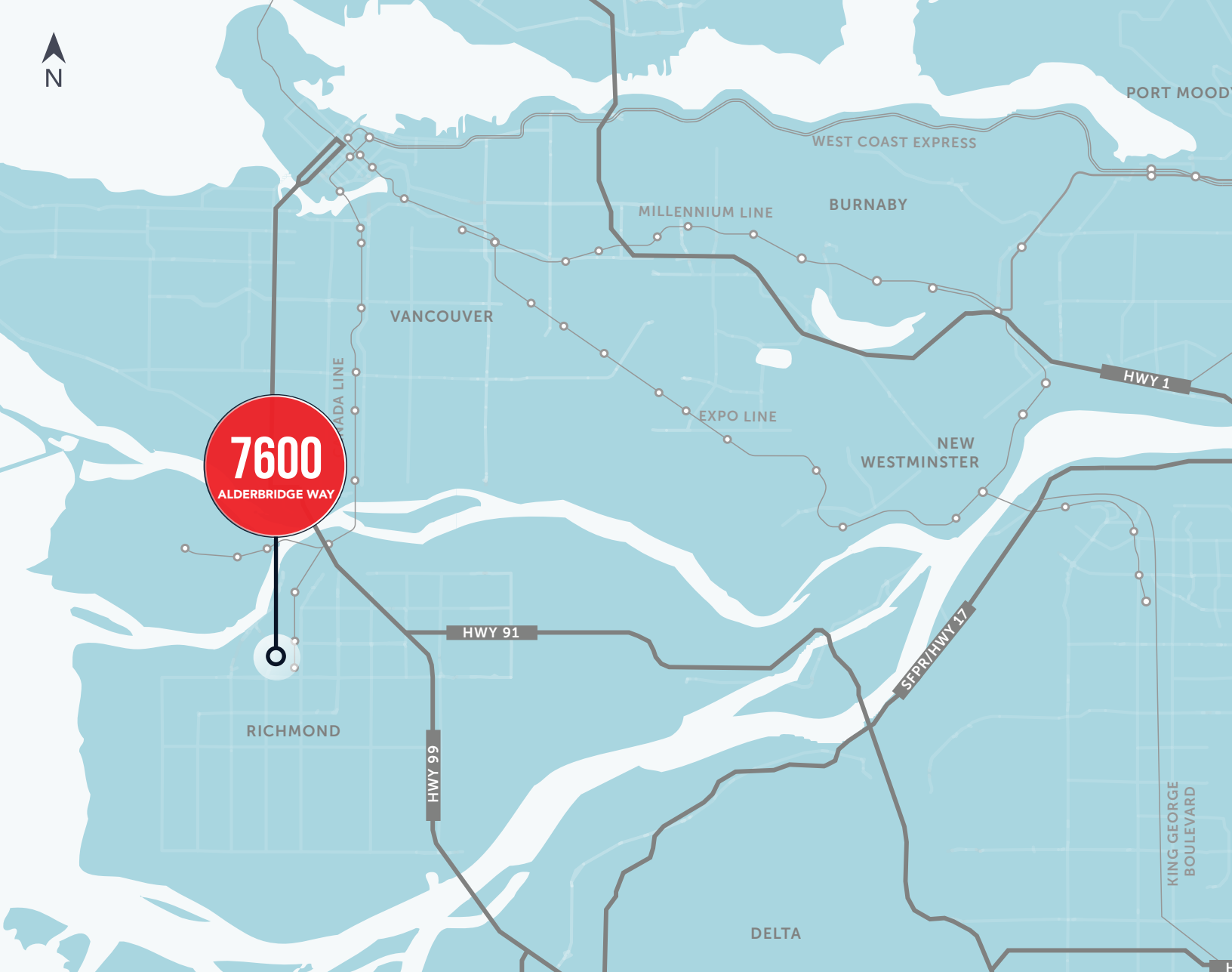
LOCATION

The subject property is situated at 7600 Alderbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.

 **ASKING LEASE RATE**
\$21.95 PSF Net

 **OPERATING COSTS**
\$10.33 PSF

 **ZONING**
IR-1



AVAILABLE AREA

Warehouse Area	12,261 SF
Office Area	3,720 SF
Warehouse Mezzanine	1,296 SF
TOTAL	17,277 SF

FEATURES

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Two points of all-directional access and egress from Alderbridge Way
- ▶ Direct exposure along Alderbridge Way and proximity to No. 3 Road
- ▶ Ample surface parking
- ▶ 2 dock & 1 grade loading door
- ▶ 19' clear ceiling height
- ▶ Fully sprinklered
- ▶ Concrete tilt-up construction
- ▶ Gas fired unit heaters



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Alderbridge Way
RICHMOND, British Columbia



SCAN TO VIEW
TEAM LISTINGS

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