

7671

ALDERBRIDGE WAY
RICHMOND, BC

UNIT 100

29,627 SF
OF INDUSTRIAL/RETAIL
SPACE IN RICHMOND CITY
CENTRE WITH DOCK &
GRADE LOADING

FOR LEASE



Highlights



LEASE RATE
\$21.95 PSF



ADDITIONAL RENT
\$10.45 + 5% management fee



AVAILABLE
January 1, 2027



CEILING HEIGHT
19.5' clear in warehouse



LOADING
Dock & grade door



ZONING
IR1 - Industrial Retail



POWER
3-phase electrical service



HEATING/HVAC
Gas fired unit heaters & HVAC



PARKING
Ample surface parking



SPRINKLERS
Fully sprinklered



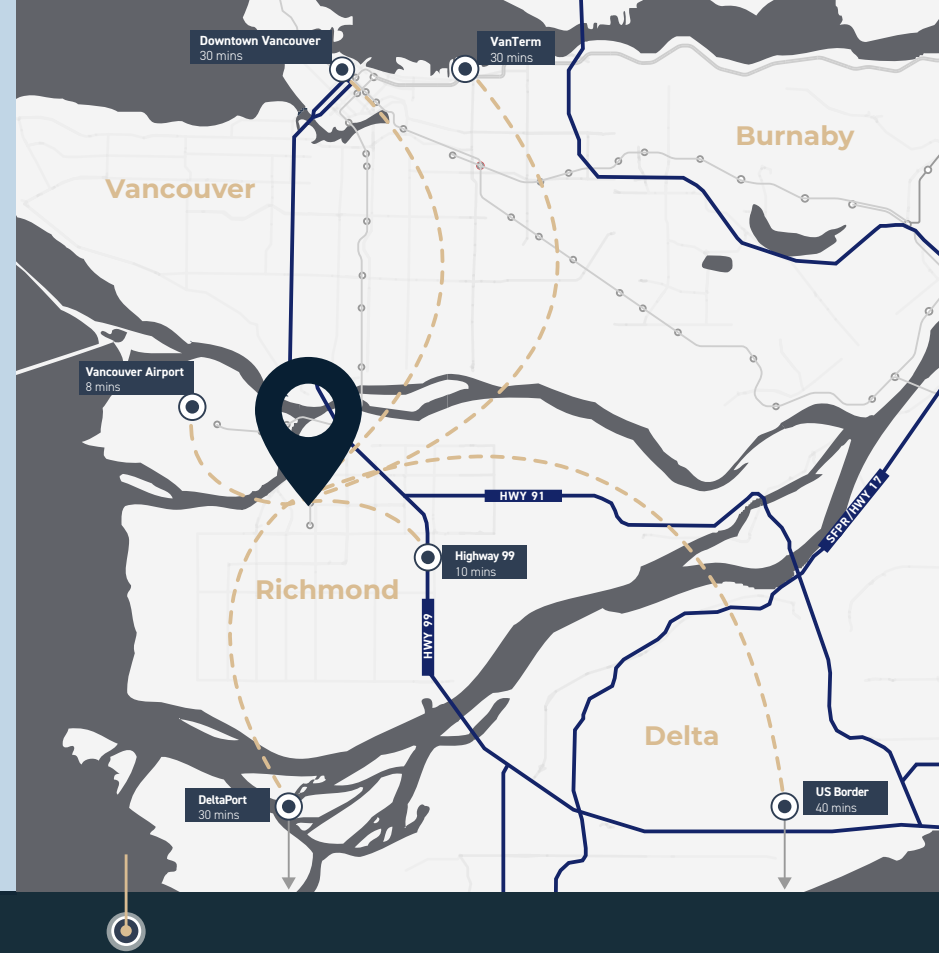
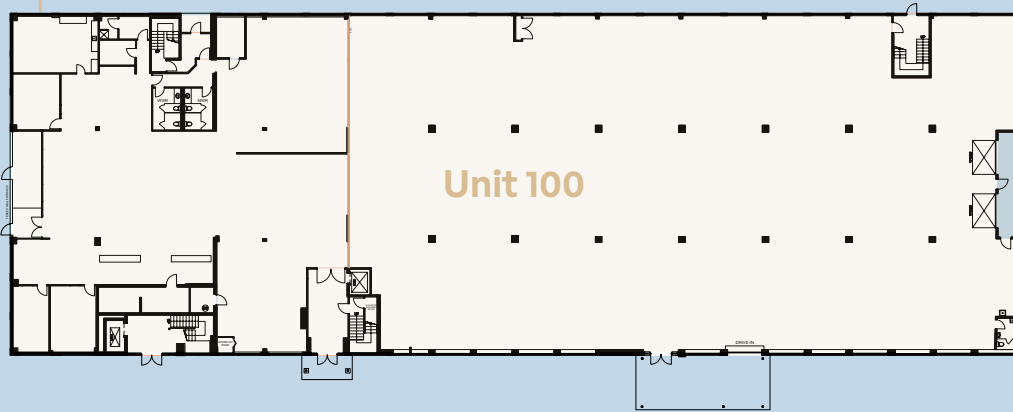
CONSTRUCTION
Concrete tilt-up



Floor Plan

Unit 100

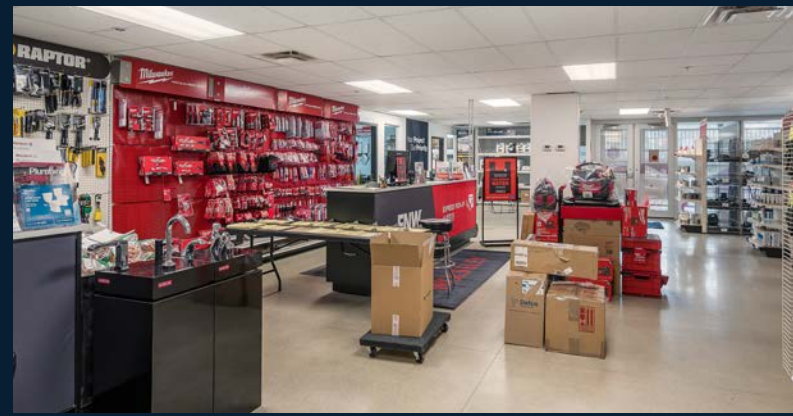
Warehouse	20,000 SF
Retail/Office	9,627 SF
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Total Leasable Area	29,627 SF



Location

The subject property is situated at 7671 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.

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Direct exposure along Alderbridge Way and Lansdowne Road





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