

FOR LEASE

5811

CEDARBRIDGE WAY
RICHMOND, BC
UNIT 130

4,744 SF

INDUSTRIAL/OFFICE UNIT AVAILABLE
IN RICHMOND CITY CENTRE



JLL

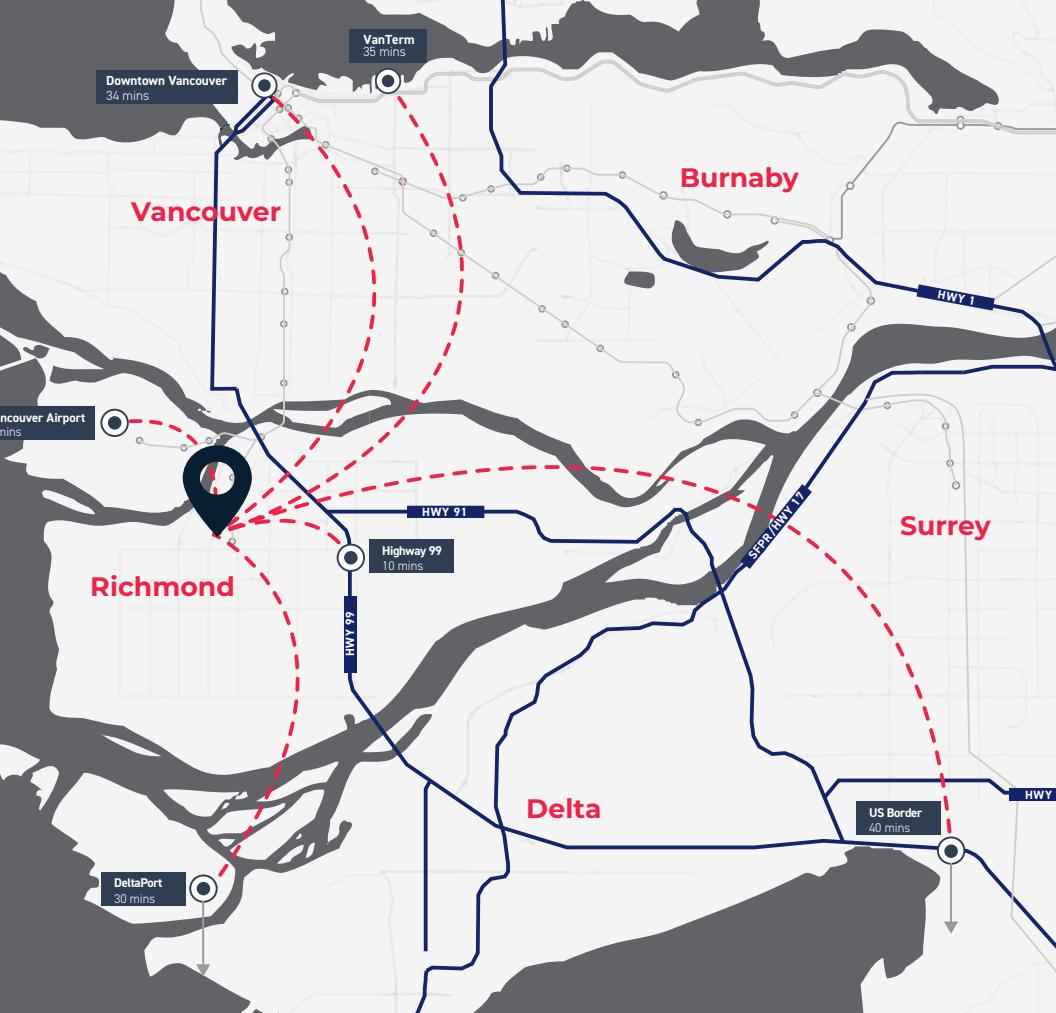
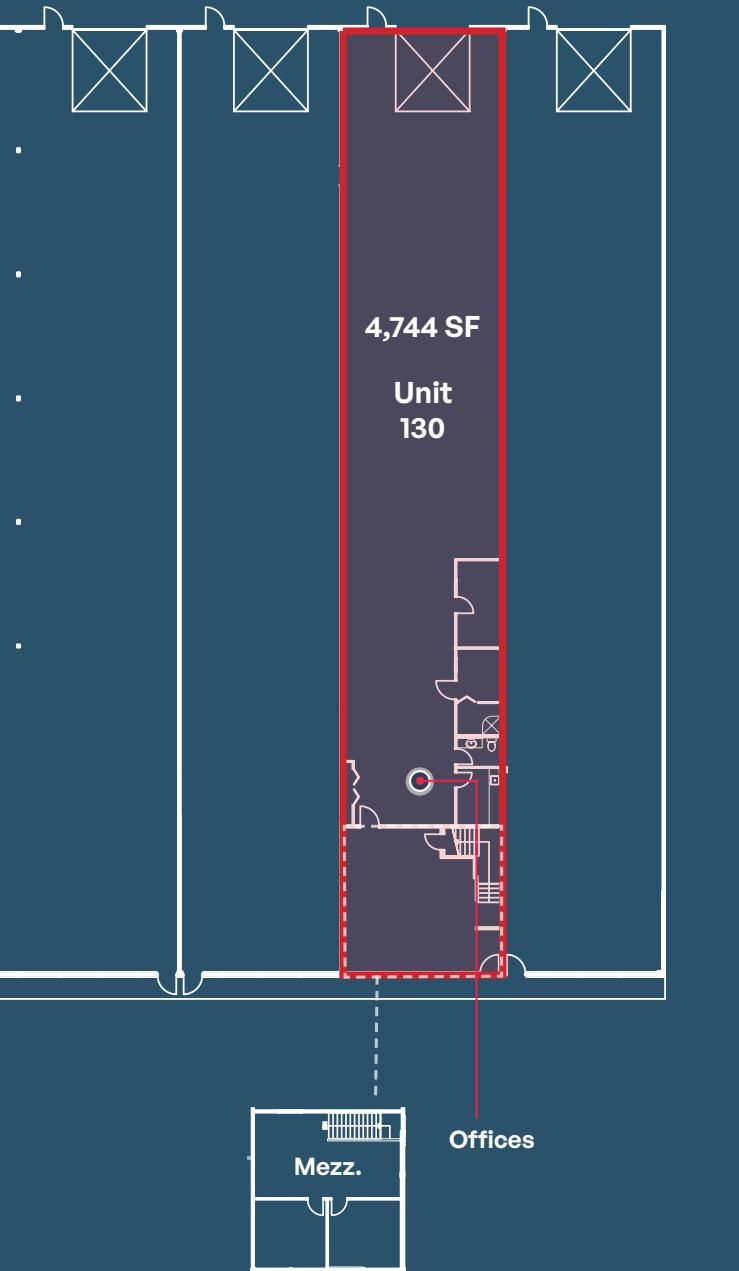
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Highlights

- LEASE RATE**
\$20.95 PSF basic
- ADDITIONAL RENT**
\$10.24 PSF (2026 est.)
+ 5% management fee
- AVAILABLE**
September 1, 2026
- CEILING HEIGHT**
21' clear
- LOADING**
New grade loading doors
- PARKING**
Ample surface parking
- ZONING**
IR1 - Industrial Retail
Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses
- ACCESS**
All-directional access and egress from Cedarbridge Way
- LOCATION**
Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area



Floor Plan



Location

The subject property is situated at 5811 Cedarbridge 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.



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