

FOR LEASE

4,744 SF

INDUSTRIAL/OFFICE UNIT AVAILABLE
IN RICHMOND CITY CENTRE

5811

CEDARBRIDGE WAY
RICHMOND, BC
UNIT 130



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

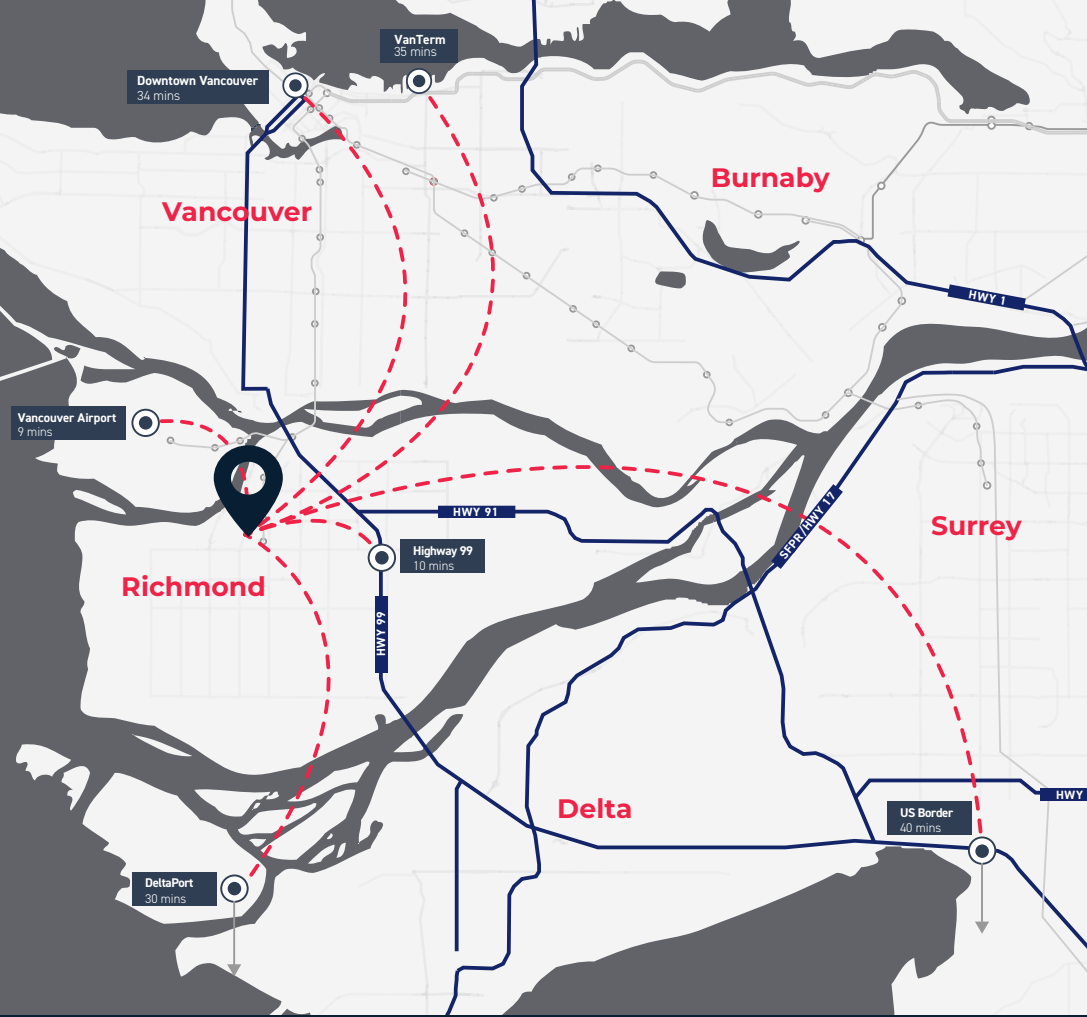
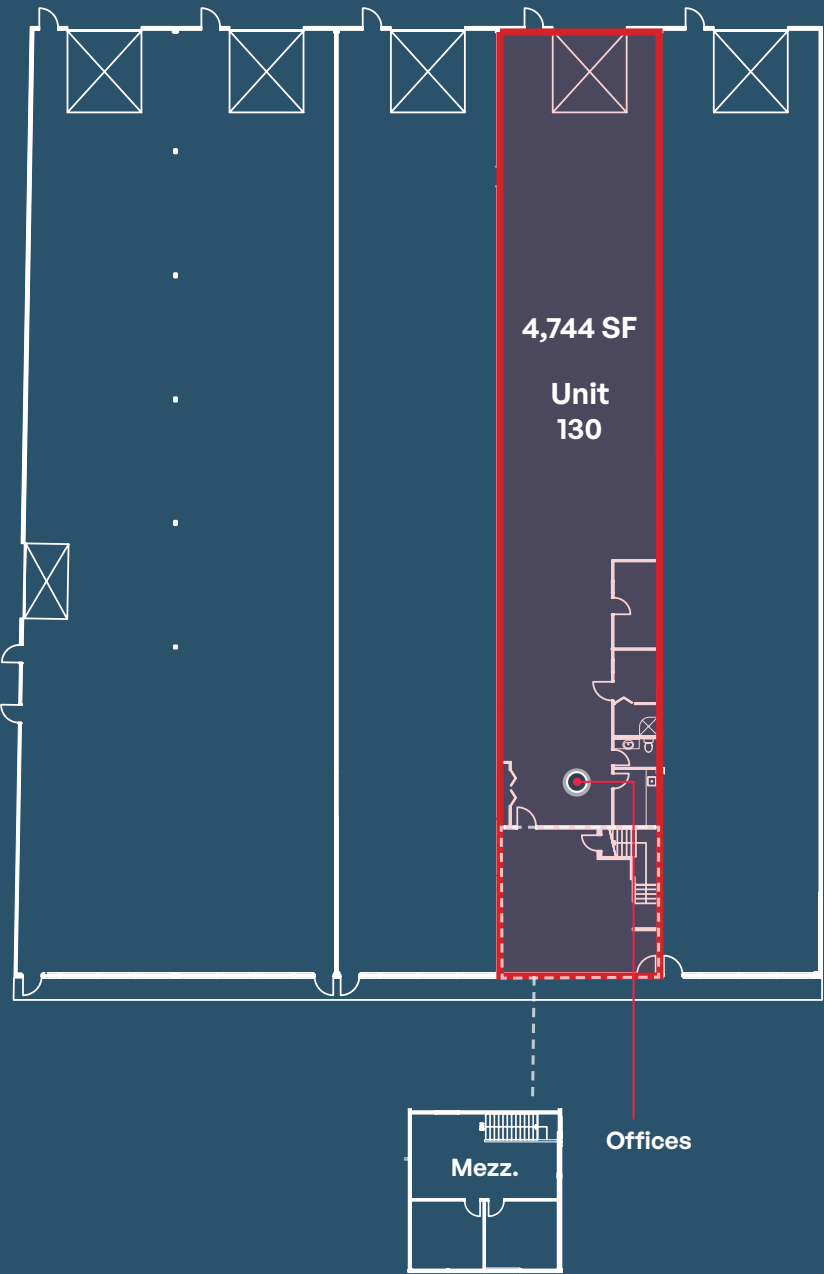
Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses
- ACCESS

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.



Jonathan Jassebi*

Vice President

+1 778 883 8667

jonathan.jassebi@jll.com



Casey Bell*

Executive Vice President

+1 604 340 3173

casey.bell@jll.com

jll.com

510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.



*Personal Real Estate Corporation

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