

FOR LEASE

7810

Alderbridge Way
RICHMOND, BC

7,025 SF of industrial retail space



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*Personal Real Estate Corporation

LOCATION

The subject property is situated at 7810 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**
\$20.95 PSF

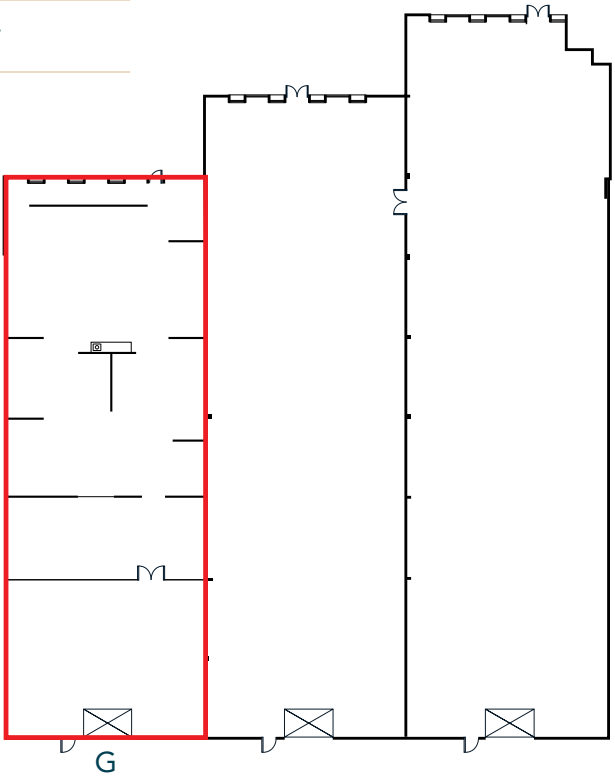
 **ADDITIONAL RENT**
\$10.18 PSF (2026 est.)
+ 5% management fee

 **ZONING**
IR-1

 **AVAILABLE**
April 2027

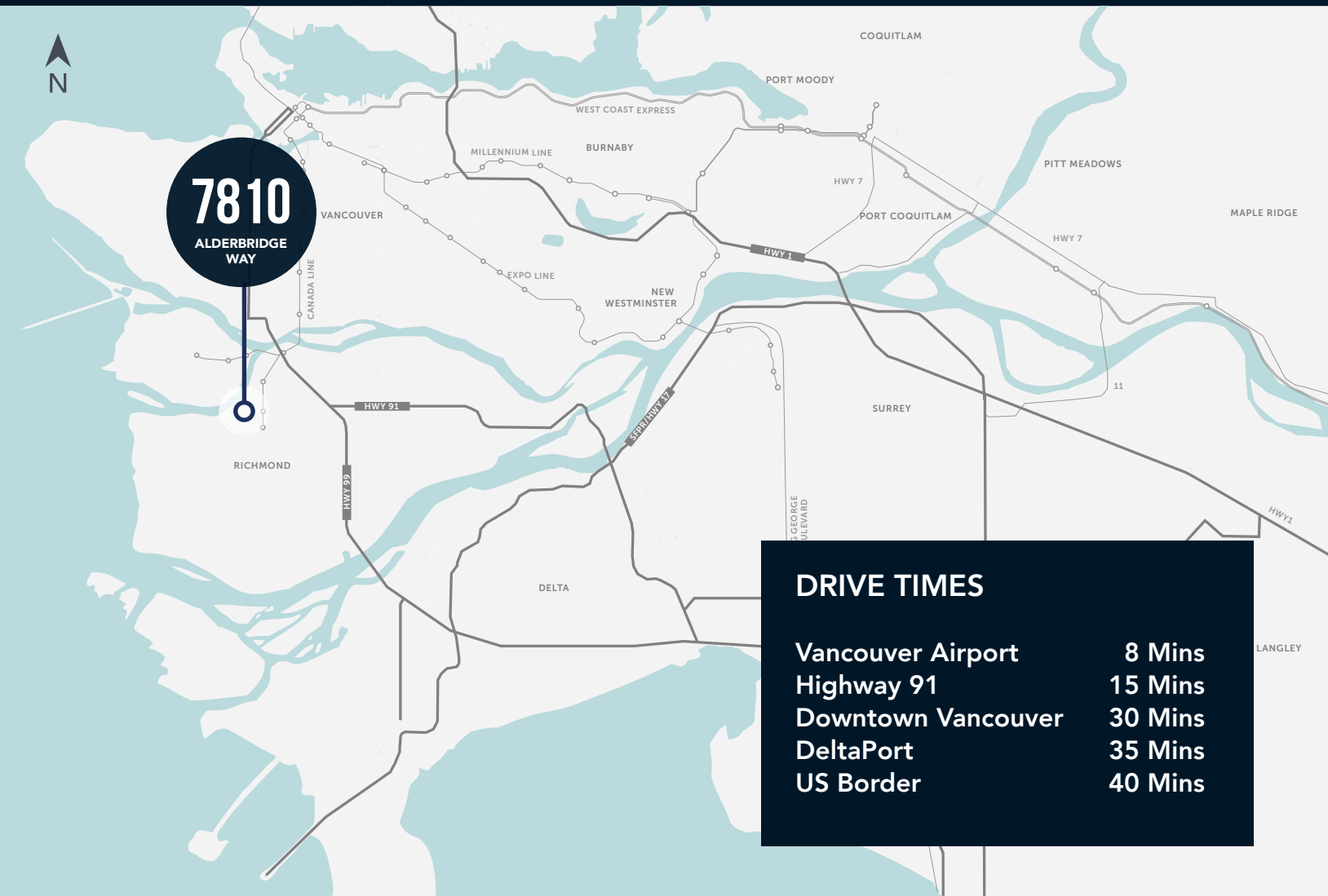
Rentable area

7,025 SF



FEATURES

- ▶ 28' clear ceiling height
- ▶ 1 grade loading door
- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Close proximity to various retail stores, restaurants, and outdoor parks
- ▶ Excellent connectivity with major transportation routes, including Hwy 99



DRIVE TIMES	
Vancouver Airport	8 Mins
Highway 91	15 Mins
Downtown Vancouver	30 Mins
DeltaPort	35 Mins
US Border	40 Mins





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