

FOR LEASE | INDUSTRIAL
#130 - 11080 BRIDGEPORT ROAD
RICHMOND, BC



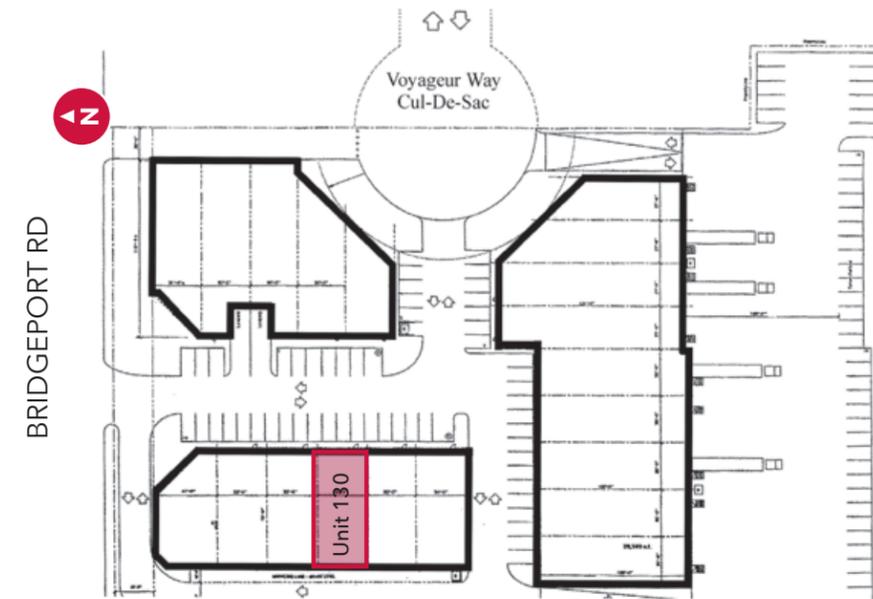
- ▶ 2,400 SF Warehouse
- ▶ High Profile Bridgeport Road Location

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Site Plan



Location

The subject property is a three-building complex located on the south side of Bridgeport Road immediately east of the Shell Road intersection. The site is accessible from both Bridgeport Road and Voyageur Way. The complex tenants include Sherwin Williams and Dominion Blueprint.

Zoning

IR-1 (Industrial Retail) – contact agent for detailed zoning information.

Features

- ▶ 16' clear warehouse ceiling height
- ▶ Concrete tilt-up construction
- ▶ High profile location
- ▶ Grade level loading
- ▶ Professionally managed
- ▶ Bridgeport sign panel available for added cost

Parking

3 stalls

Available Space

| | |
|--------------|-----------------|
| Warehouse | 1,650 SF |
| Office | 750 SF |
| Total | 2,400 SF |

Lease Rate

\$21.00 PSF

Taxes & Operating Costs

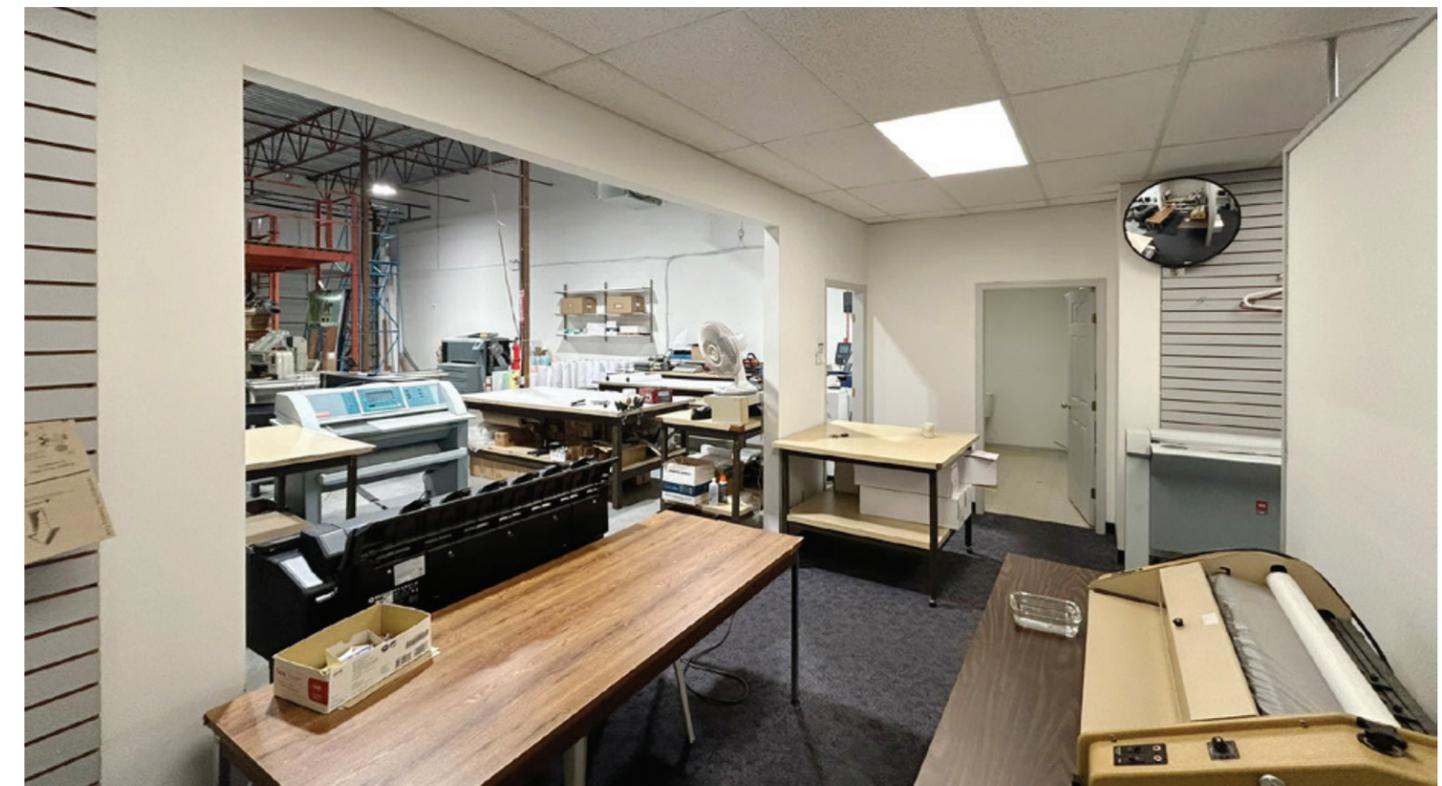
\$8.91 PSF

Total Monthly Rent

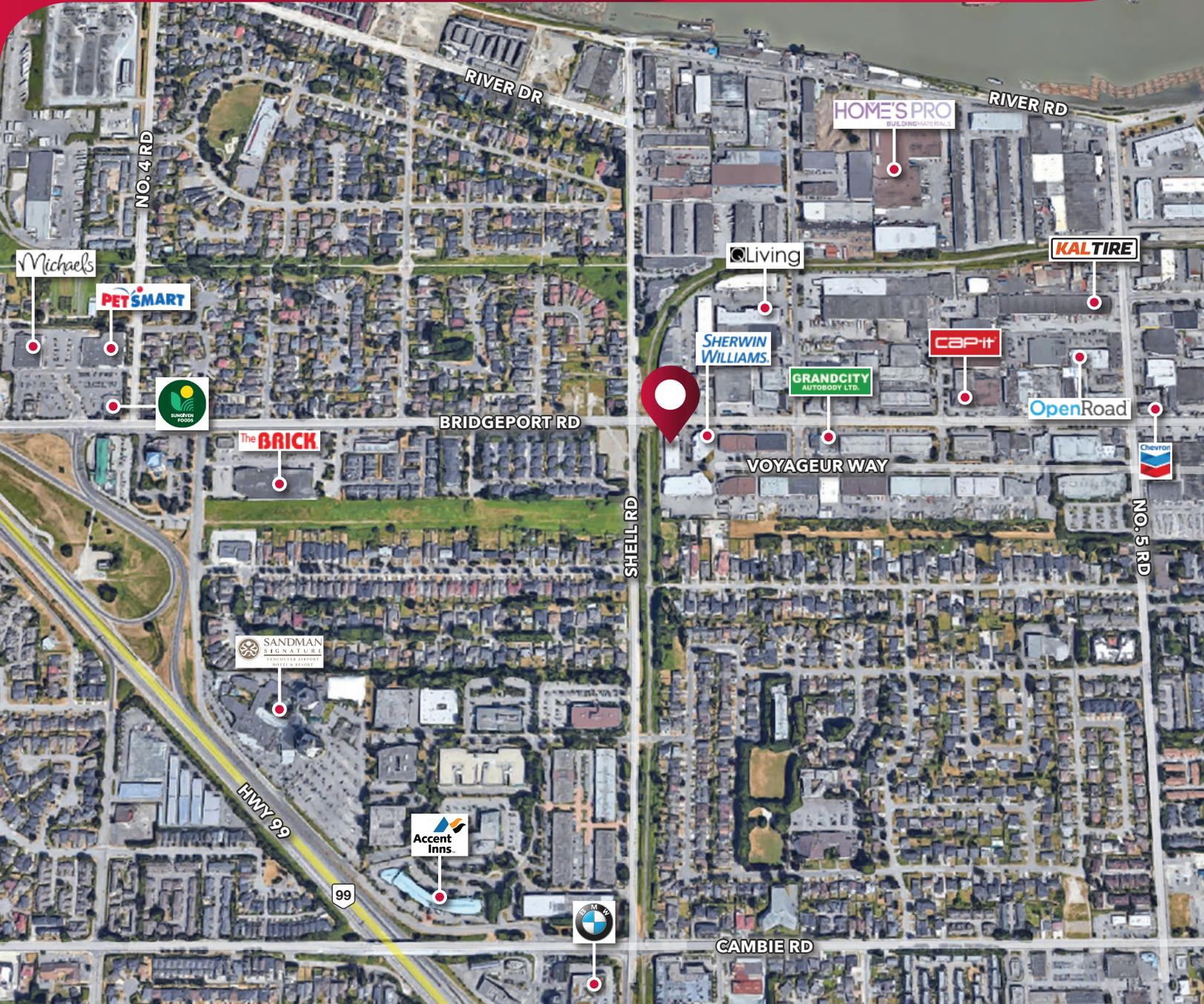
\$5,982.00 plus GST and utilities

Availability

September 1, 2026



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