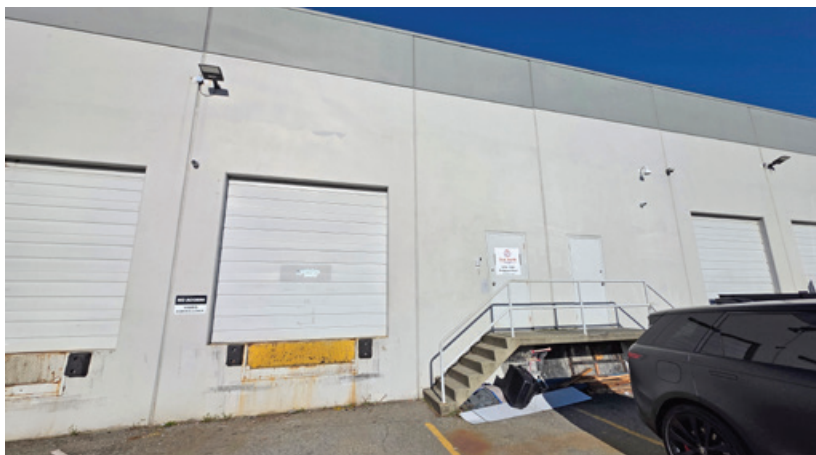


FOR LEASE | INDUSTRIAL
#170 – 11120 BRIDGEPORT ROAD
RICHMOND, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- 5,202 SF Office/Showroom/Warehouse
- High Profile Bridgeport Road Location
- Dock Loading

Chris McIntyre
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Ryan Barichello
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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 Tile World.

Features

- ▶ 20' clear warehouse ceiling height
- ▶ Concrete tilt-up construction
- ▶ Quality office/showroom buildout
- ▶ 10'x 10' dock level loading door with leveller
- ▶ Excellent truck maneuvering for 53' trailers
- ▶ High profile location
- ▶ HVAC office/showroom area
- ▶ Kitchenette
- ▶ Boardroom
- ▶ 3-phase power
- ▶ Professionally managed
- ▶ New LED warehouse lighting

Zoning

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

Available Space

Ground floor office	1,000 SF
Mezzanine office	1,028 SF
Warehouse	3,174 SF
Total	5,202 SF

Lease Rate

\$23.00 PSF

Taxes & Operating Costs

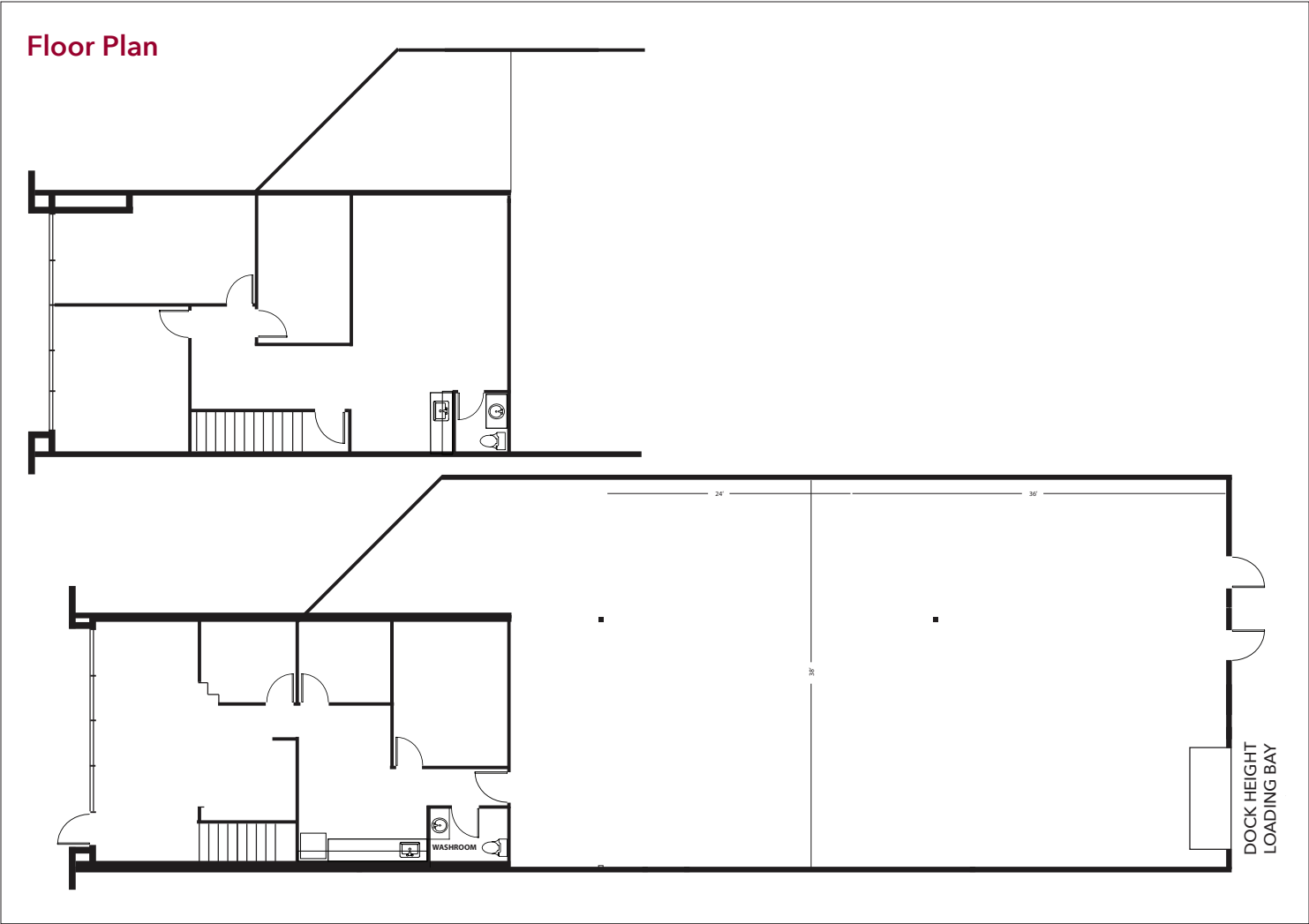
\$9.01 PSF (inclusive of 5% management fee)

Total Monthly Rent

\$13,884.33 plus GST and utilities

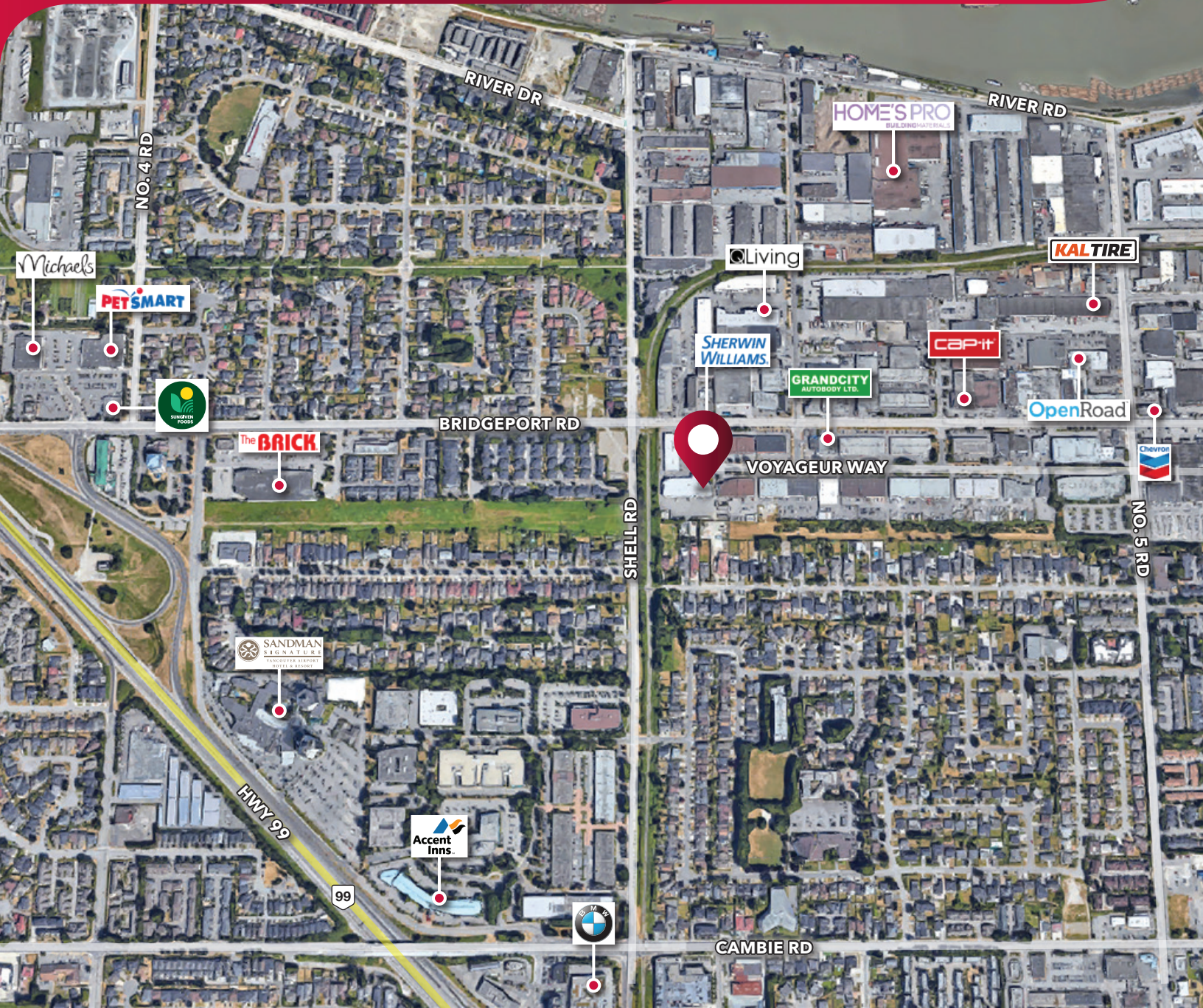
Availability

Contact brokers



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CELEBRATING OVER
50
YEARS IN VANCOUVER