

FOR LEASE | INDUSTRIAL  
#110-120 - 11120 BRIDGEPORT ROAD  
RICHMOND, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 2,776 to 5,721SF Office/Showroom/Warehouse
- ▶ High Profile Bridgeport Road Location
- ▶ Dock Loading

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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.

**Zoning**

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

**Features**

- ▶ 20' clear warehouse ceiling height
- ▶ Concrete tilt-up construction
- ▶ One (1) dock level loading door with leveller per unit
- ▶ Excellent truck maneuvering for 53' trailers
- ▶ High profile location
- ▶ Kitchenette
- ▶ Boardroom
- ▶ 3-phase power
- ▶ Professionally managed
- ▶ New LED warehouse lighting
- ▶ Bridgeport Road sign panel available for added cost



**Available Areas**

<b>UNIT 110</b>	
Office	600 SF
Warehouse	2,176 SF
<b>TOTAL</b>	<b>2,776 SF</b>

<b>UNIT 120</b>	
Office	930 SF
Warehouse	2,015 SF
<b>TOTAL</b>	<b>2,945 SF</b>

<b>UNITS 110 &amp; 120</b>	<b>5,721 SF</b>
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*\*Units can be leased together or individually.*

**Lease Rate**

\$21.00 PSF

**Taxes & Operating Costs**

\$8.95 PSF (inclusive of 5% management fee)

**Total Monthly Rent**

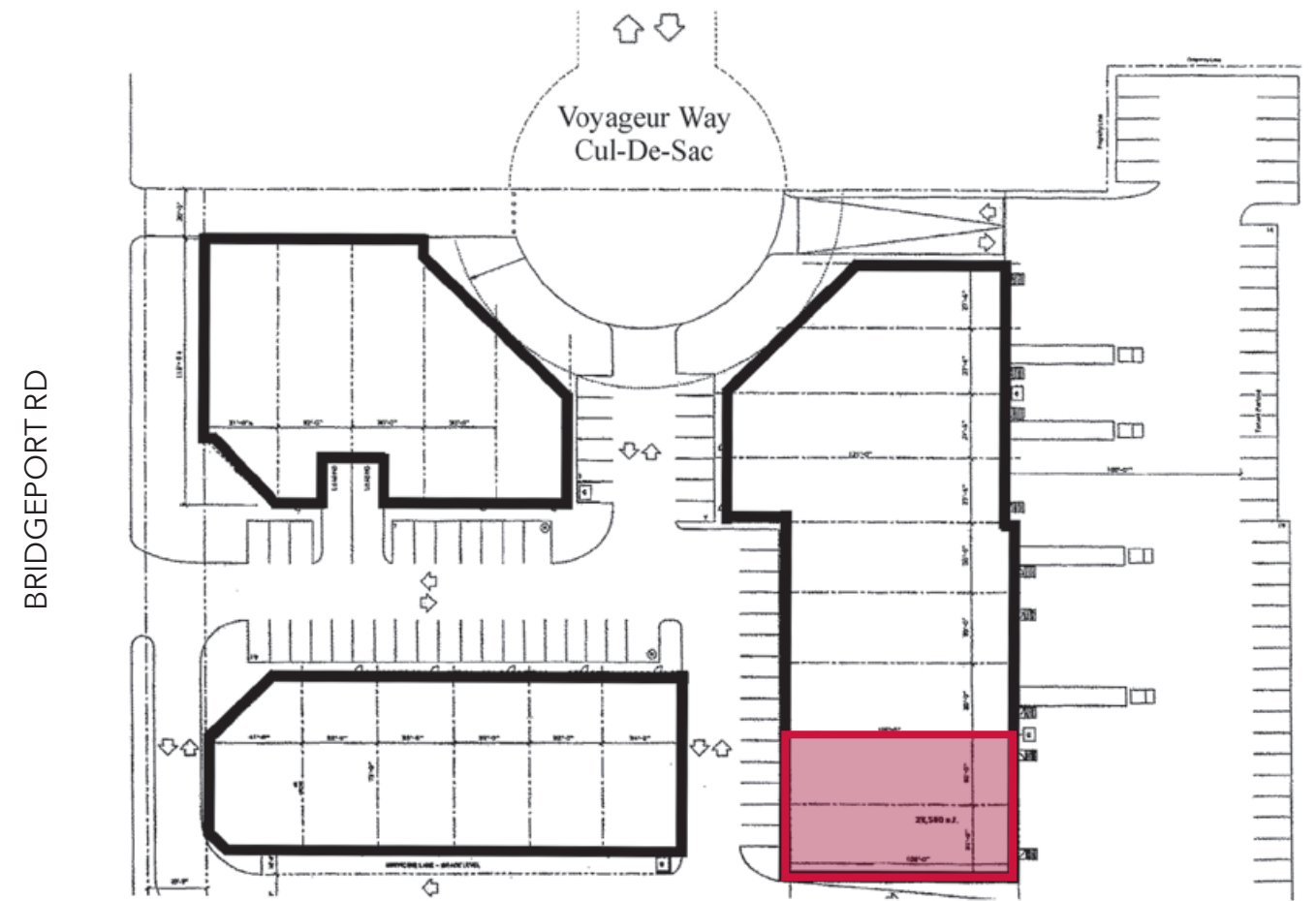
\$14,278.66 plus GST and utilities

**Availability**

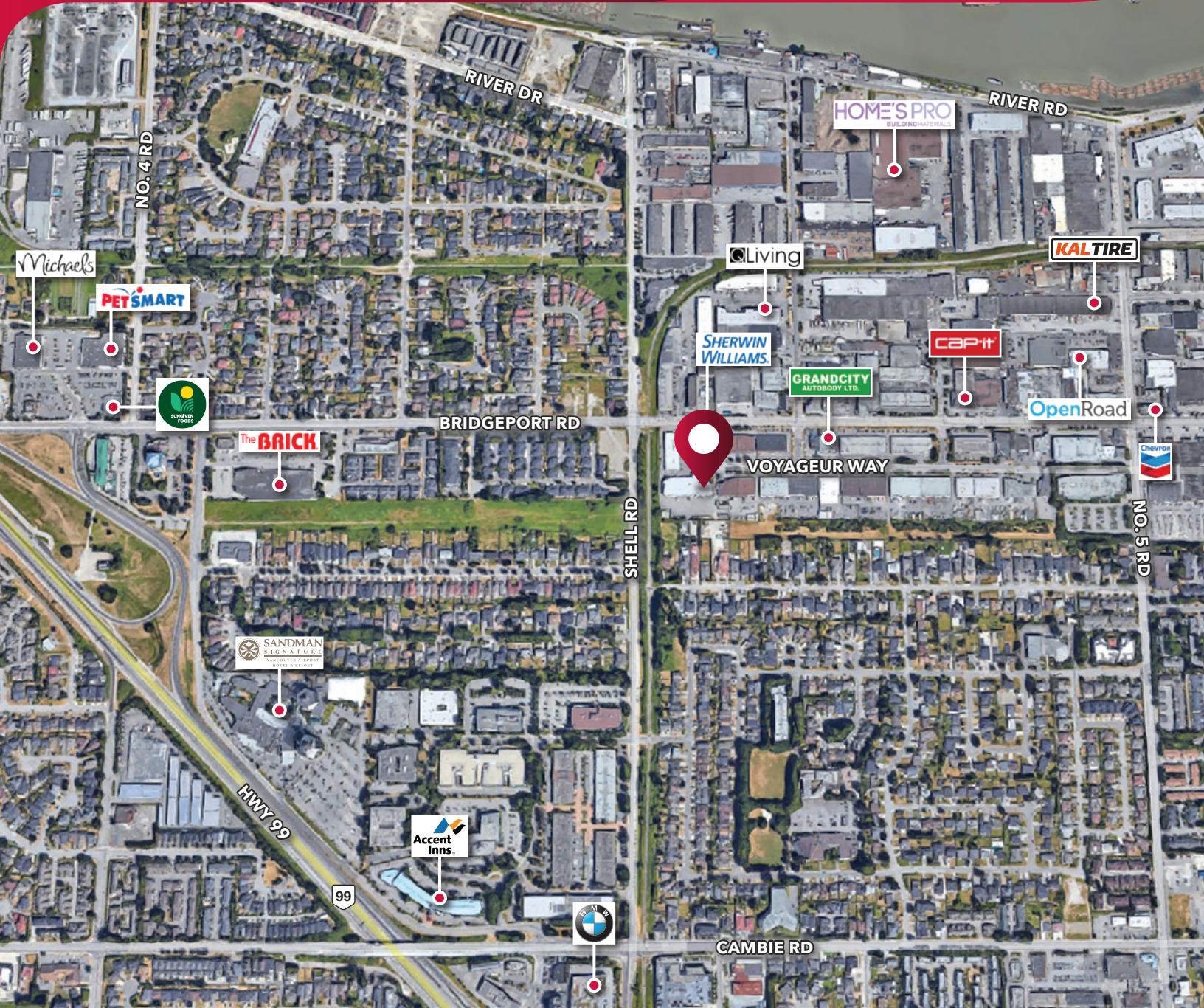
July 1, 2026



**Site Plan**



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