

FOR LEASE | INDUSTRIAL
#180-190 – 11120 BRIDGEPORT ROAD
RICHMOND, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 3,935 SF Office/Showroom/Warehouse
- ▶ High Profile Bridgeport Road Location
- ▶ 2 Loading Docks

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146

ryan.barichello@lee-associates.com



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.

Features

- ▶ 20' clear warehouse ceiling height
- ▶ Concrete tilt-up construction
- ▶ Quality office/showroom buildout
- ▶ Two (2) 10'x 10' dock level loading doors with levellers
- ▶ Excellent truck maneuvering for 53' trailers
- ▶ High profile location
- ▶ HVAC office/showroom area
- ▶ Kitchenette
- ▶ Two (2) handicap accessible bathrooms plus third bathroom in the warehouse
- ▶ 3-phase power
- ▶ Professionally managed

Zoning

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

Available Space

Warehouse	2,463 SF
Office/showroom	1,472 SF
Total	3,935 SF

Lease Rate

\$24.00 PSF

Taxes & Operating Costs

\$7.05 PSF (2023)

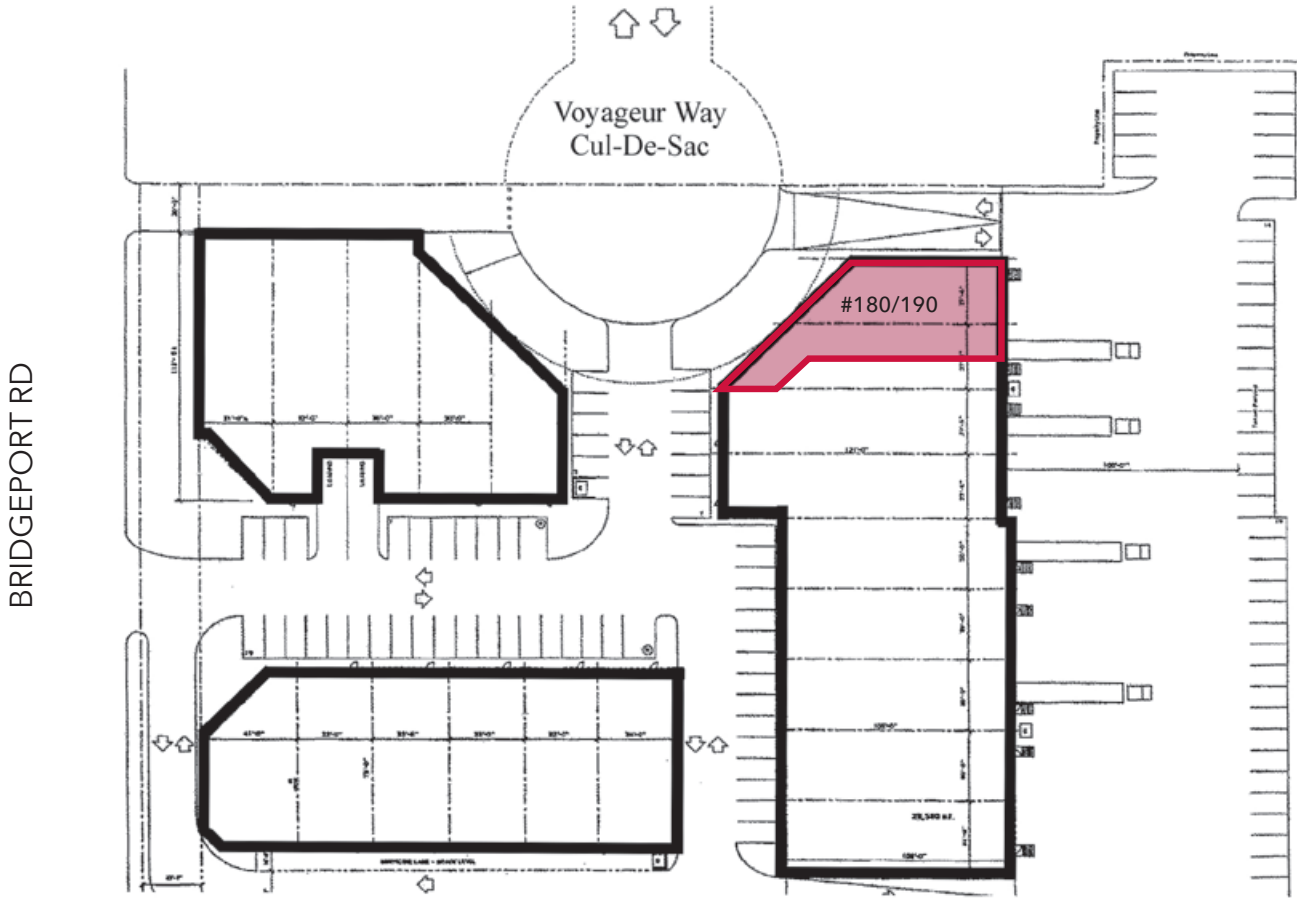
Total Monthly Rent

\$10,181.81 plus GST and utilities

Availability

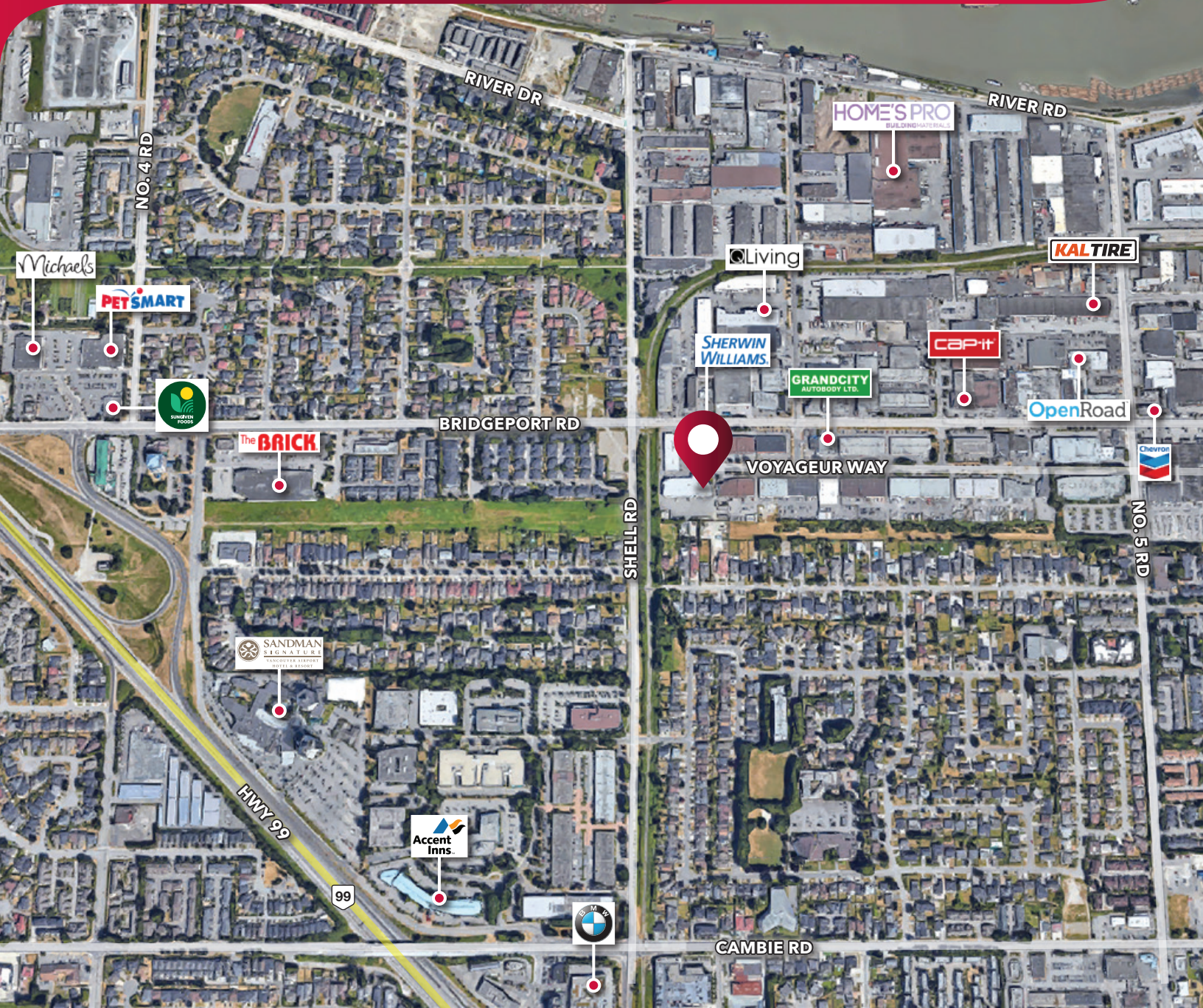
November 1, 2023

Site Plan



FOR LEASE | INDUSTRIAL
#180-190 – 11120 BRIDGEPORT ROAD
RICHMOND, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Chris McIntyre

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 129. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

CELEBRATING OVER
50
YEARS IN VANCOUVER