

Well Maintained Industrial Unit With Grade Loading in North Richmond

#130 - 1211 Valmont Way, Richmond, BC



Contact

Luc Soares

Personal Real Estate Corporation
Sales Associate
luc.soares@cbre.com
778 990 3569

Vaibhav Seth

Industrial Properties
vaibhav.seth2@cbre.com
604 662 5123



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Property Features

Ceiling Height	Grade Loading	Electrical	Amenities
Warehouse 16' (approx.) Office 8'	One (1) over-height grade-level loading door	20/208V service with 240V hookup upstairs	Upper-level kitchen, Washroom w/shower, laundry hookup and A/C

The Opportunity

CBRE Limited and the Industrial & Logistics Team are pleased to present the unique opportunity to acquire 130 – 1211 Valmont Way, Richmond. This 2,146 sq. ft. industrial unit offers a functional blend of warehouse and office space across two levels, featuring an over-height loading door and efficient layout suitable for a wide range of users. With two office areas, onsite amenities, and strong market positioning in North Richmond’s high-demand industrial node.

Property Details

Available Area	
2,146 SF (on two levels)	
Office	1,713 SF
Warehouse	443 SF
Net Rent	Op. Costs & Taxes
\$17.50 per SF	\$7.63 (2026 est.)
IL (Light Impact Industrial)	
Allowing for a wide range of industrial uses with minimal environmental impact.	
Available	
Immediately	

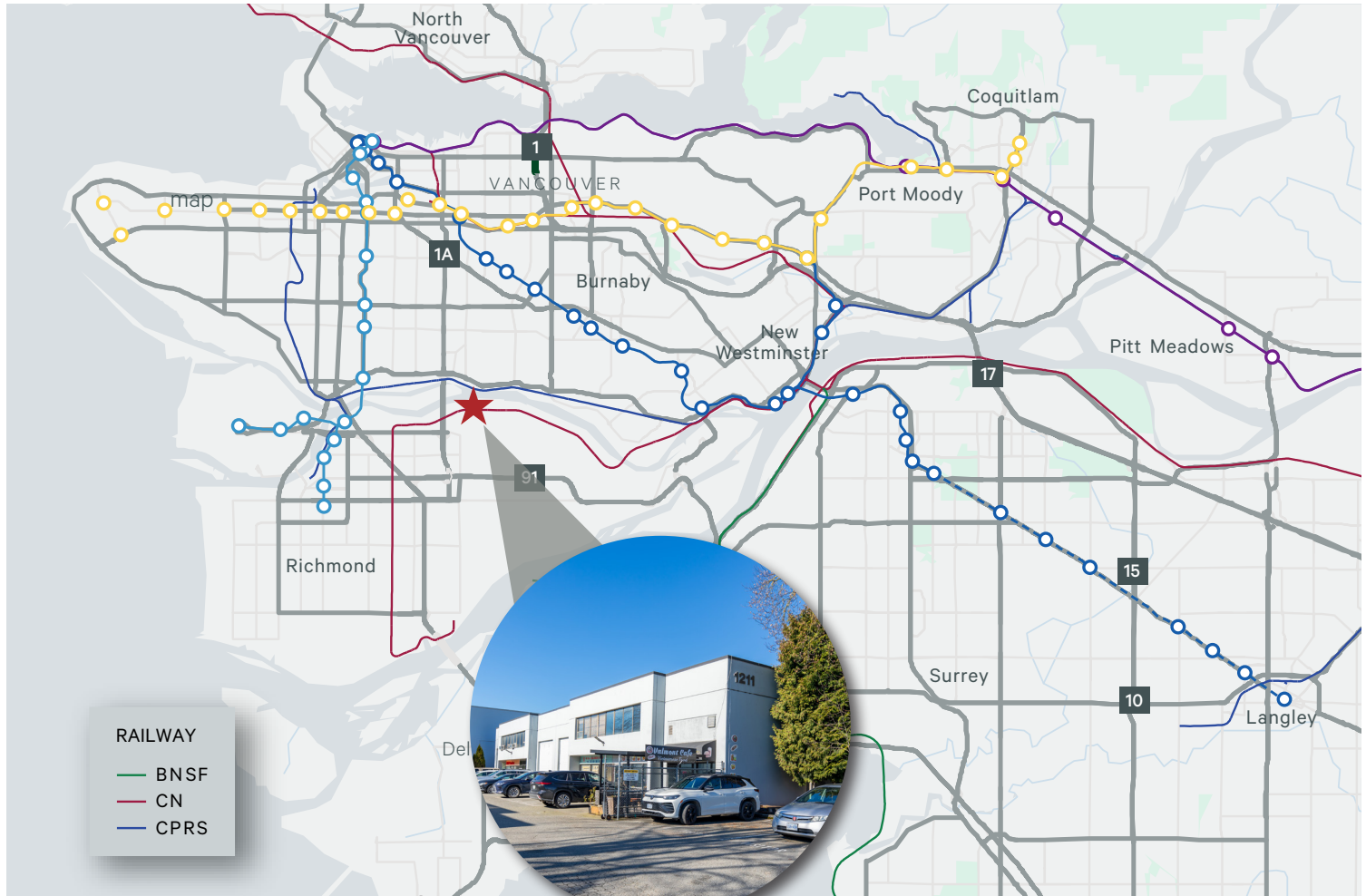


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CBRE

Located in the heart of Richmond's sought-after Valmont Way industrial pocket, the property offers immediate access to major transportation routes, including Bridgeport Road, Knight Street, and Highway 99. Surrounded by a strong mix of service industrial, logistics, and trade-focused businesses, this area remains one of Richmond's most desirable small-bay strata locations, known for its accessibility, stable ownership profile, and proximity to key



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