

FOR SALE

# 12151 Vulcan Way

RICHMOND, BC



14,087 SF Freestanding Building in  
Bridgeport Industrial Area

**CBRE**

THE  
INDUSTRIAL  
SPECIALISTS





PROPERTY DETAILS

CIVIC ADDRESS	12151 Vulcan Way, Richmond
LEGAL ADDRESS	LOT 6 SECTION 19 BOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 7829
P.I.D.	008-878-871
ZONING	IL - Light Industrial
BUILDING AREA	10,062 SF (Ground Floor) 3,225 SF (2nd Floor Office) 800 SF (Mezzanine) 14,087 SF (Total Area)*
LOT AREA	22,623 SF
CEILING HEIGHT	20 ft.
LOADING DOORS	2 grade doors (10' by 14')
PROPERTY TAXES (2024)	\$61,285.10
SALE PRICE	\$6,999,000

\*All areas are approximate and to be confirmed by the purchaser



PROPERTY HIGHLIGHTS

- 20 parking stalls and ample street parking with one point of ingress and egress
- HVAC through the office and showroom areas
- Constructed using a structural steel frame with a mix of reinforced concrete and concrete block, with corrugated metal panel finishes.
- 400 amp electrical service





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## LOCATION OVERVIEW

12151 Vulcan Way sits minutes from the Bridgeport Industrial Area, one of Richmond's most dynamic commercial zones. With seamless access to Highway 99, Knight Street Bridge, and Vancouver International Airport, the site offers exceptional connectivity for logistics, warehousing, and distribution. Its proximity to Bridgeport means businesses benefit from a well-established industrial ecosystem, while enjoying the flexibility and space of a standalone facility.

## CONNECT WITH US FOR MORE INFORMATION

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