

FOR LEASE

12240 Vulcan Way

RICHMOND, BC



VULCAN WAY

**9,978 SF Freestanding Warehouse &
Office Building on 0.5 Acres**

CBRE

THE
INDUSTRIAL
SPECIALISTS

Opportunity to occupy a 9,978 SF freestanding warehouse & office building with grade loading in North Richmond.

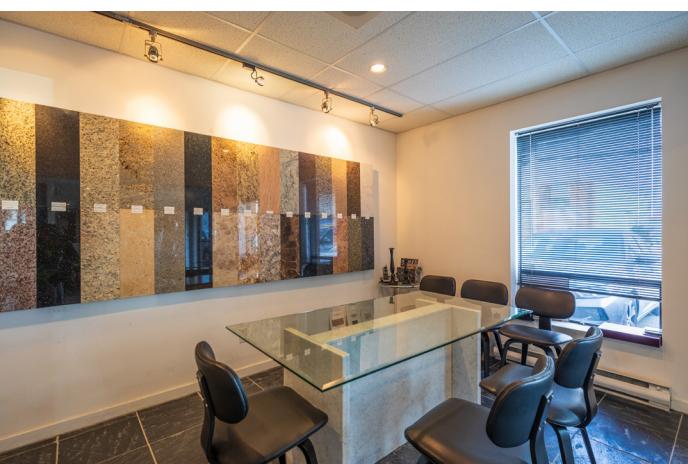
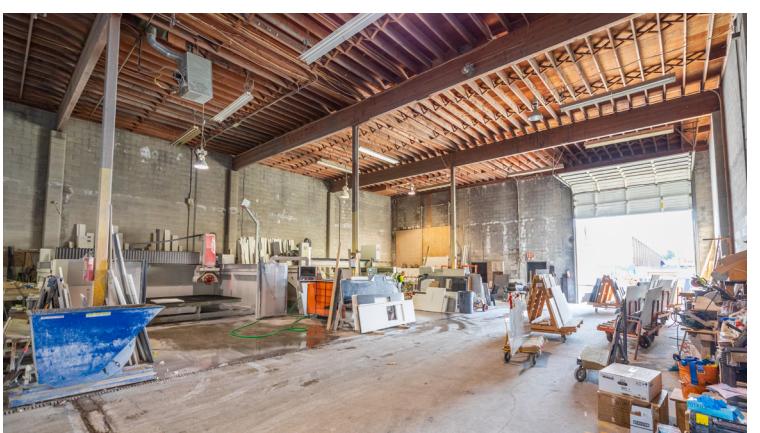
Property Details

BUILDING SIZE	Main Floor Warehouse 9,084 SF Second Floor Office 894 SF TOTAL AREA 9,978 SF*
PID	010-741-054
SITE SIZE	0.5 Acres
YEAR BUILT	1974
ZONING	IR1 - Industrial Retail
CEILING HEIGHT	18' clear
LOADING DOORS	2 grade loading doors
OCCUPANCY	Negotiable for 2026 start or possibly sooner
LEASE RATE (INCLUDING YARD)	\$21.00 PSF \$18.00 PSF
OPERATING COSTS (2024 APPROX.)	\$5.75 PSF

*All areas are approximate and to be confirmed by the tenant.

Property Features

- Paved & secured yard area
- Heavy 3-phase power
- 2 grade loading doors
- Nicely built offices
- Ample on-site parking
- Transit in proximity to the property
- Located near an abundance of home improvement retailers along Bridgeport Road
- Convenient access to Knight Street Bridge, Highway 99 & 91





LOCATION OVERVIEW

12240 Vulcan Way is located in North Richmond and benefits from its close proximity to major arterial routes such as Bridgeport Road, Knight Street Bridge, and Highway 99/91. Situated in the industrial and retail hub, it benefits from proximity to well-known businesses such as IKEA, The Home Depot, and Staples. The Vancouver International Airport is just a 15-minute drive away, while Downtown Vancouver and Burnaby can be reached in 30 minutes and 20 minutes respectively.

CONNECT WITH US FOR MORE INFORMATION

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