

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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