

FOR LEASE

12460 Vickers Way

RICHMOND, BC



7,000 SF Freestanding Warehouse With Secured Fenced Yard

CBRE | THE
INDUSTRIAL
SPECIALISTS

Opportunity to occupy a 7,000 SF warehouse building with fenced & paved yard in North Richmond.

Property Details

BUILDING AREA	Warehouse 4,000 SF Ground Floor Office 1,500 SF Mezzanine 1,500 SF TOTAL AREA 7,000 SF ^[1]
YARD AREA	7,000 SF ^[1]
ZONING	IR1 (Industrial Retail)
CEILING HEIGHT	22' clear
LOADING	2 grade loading doors
BASIC RENT	\$17.95 PSF
YARD RENT	Included - no extra charge
ADDITIONAL RENT	\$10.68 PSF ^[2]
AVAILABILITY	Immediate

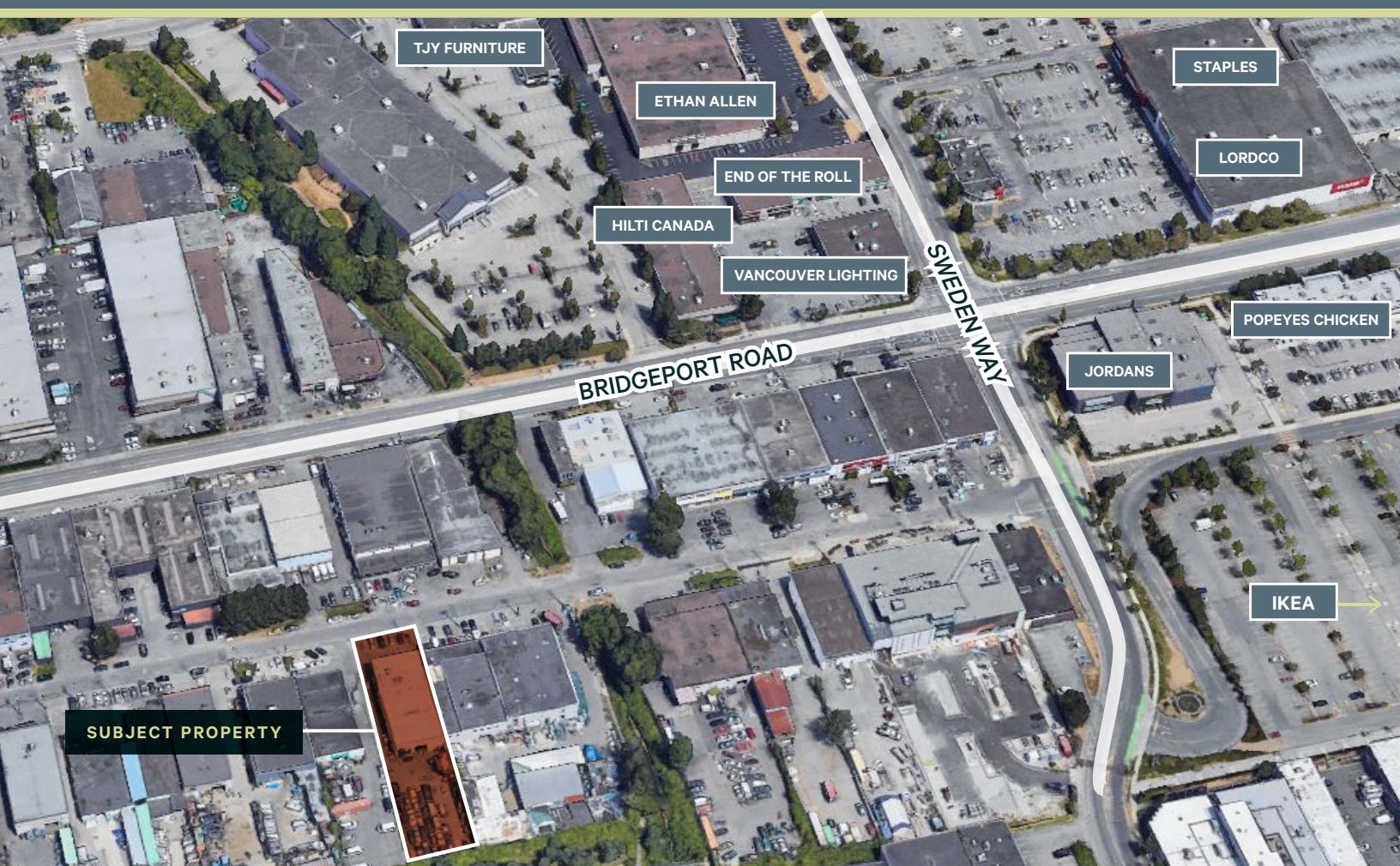
^[1] All areas are approximate and to be confirmed by the tenant.

^[2] Calculated on 7,000 SF building area.

Property Features

- » Improved office space
- » 400 amps, 3-phase electrical
- » Convenient location in North Richmond, in proximity to Bridgeport Road, Knight Street Bridge, and Highway 91/99



10**10****25****30**Minutes to
VancouverMinutes to
YVR AirportMinutes to
DeltaportMinutes to
US/Canada Border CrossingConvenient Access to
Highway 99 & Highway 91Bus Routes
Near Property

Location Overview

12460 Vickers Way is conveniently located near the intersection of Bridgeport Road and Sweden Way in North Richmond, offering excellent access to major arterial routes. The location allows for convenient access to all of Metro Vancouver through major highways as well as to YVR International Airport. The Property is 750 meters west of the Knight Street Bridge, providing easy connections to Vancouver, Highway 91, and Highway 99.

CONNECT WITH US FOR MORE INFORMATION

ALEX MEI 梅嘉俊

PERSONAL REAL ESTATE CORPORATION

Vice President

778 788 3106

alex.mei@cbre.com

JOEL BARNETT

PERSONAL REAL ESTATE CORPORATION

Executive Vice President

604 662 5570

joel.barnett@cbre.com

STEVE BROOKE

PERSONAL REAL ESTATE CORPORATION

Executive Vice President

604 662 5147

steve.brooke@cbre.com

CBRETHE
INDUSTRIAL
SPECIALISTS

theindustrialspecialists.com

@theindustrialspecialists