

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

Minutes to
Vancouver

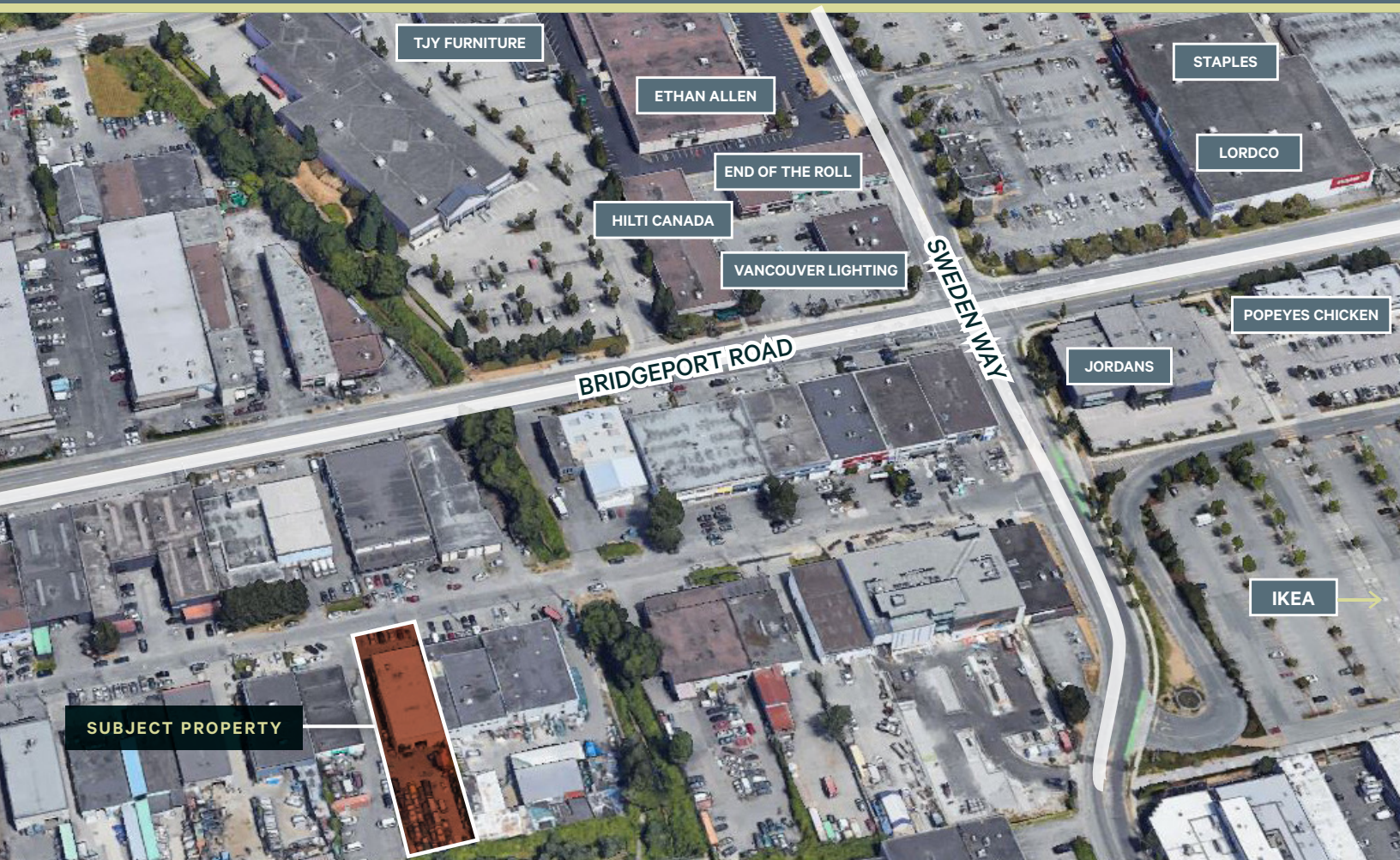
10

Minutes to
YVR Airport

25

Minutes to
Deltaport

30

Minutes 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

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

theindustrialspecialists.com

@theindustrialspecialists

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Images: Southgrainville.org