

For Lease

Opportunity to lease a 6,600 SF freestanding industrial building featuring 14,300 SF of secured yard space.

12560 Vickers Way

Richmond, BC



CBRE

**THE
INDUSTRIAL
SPECIALISTS**

Opportunity

An exceptional opportunity to lease a standalone industrial facility with secured outdoor yard storage in Richmond’s sought-after Bridgeport Industrial district. Ideally located near IKEA, Home Depot, and Trail Appliances, the property offers convenient access to local amenities and major transportation routes via the Knight Street Bridge and No. 5 Road.

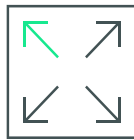
This 6,660 SF freestanding building sits on a 0.55-acre site and features:

- Private and open-plan office areas
- A spacious warehouse with three grade-level loading doors
- 14,300 SF of secured rear yard space

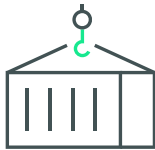
Zoned IR-1 (Industrial Retail), the site accommodates a wide range of industrial uses, making it a versatile option for businesses seeking flexibility and prime positioning in North Richmond.



3
Grade
Doors



0.55
acre lot



6,600
SF building



Property Details

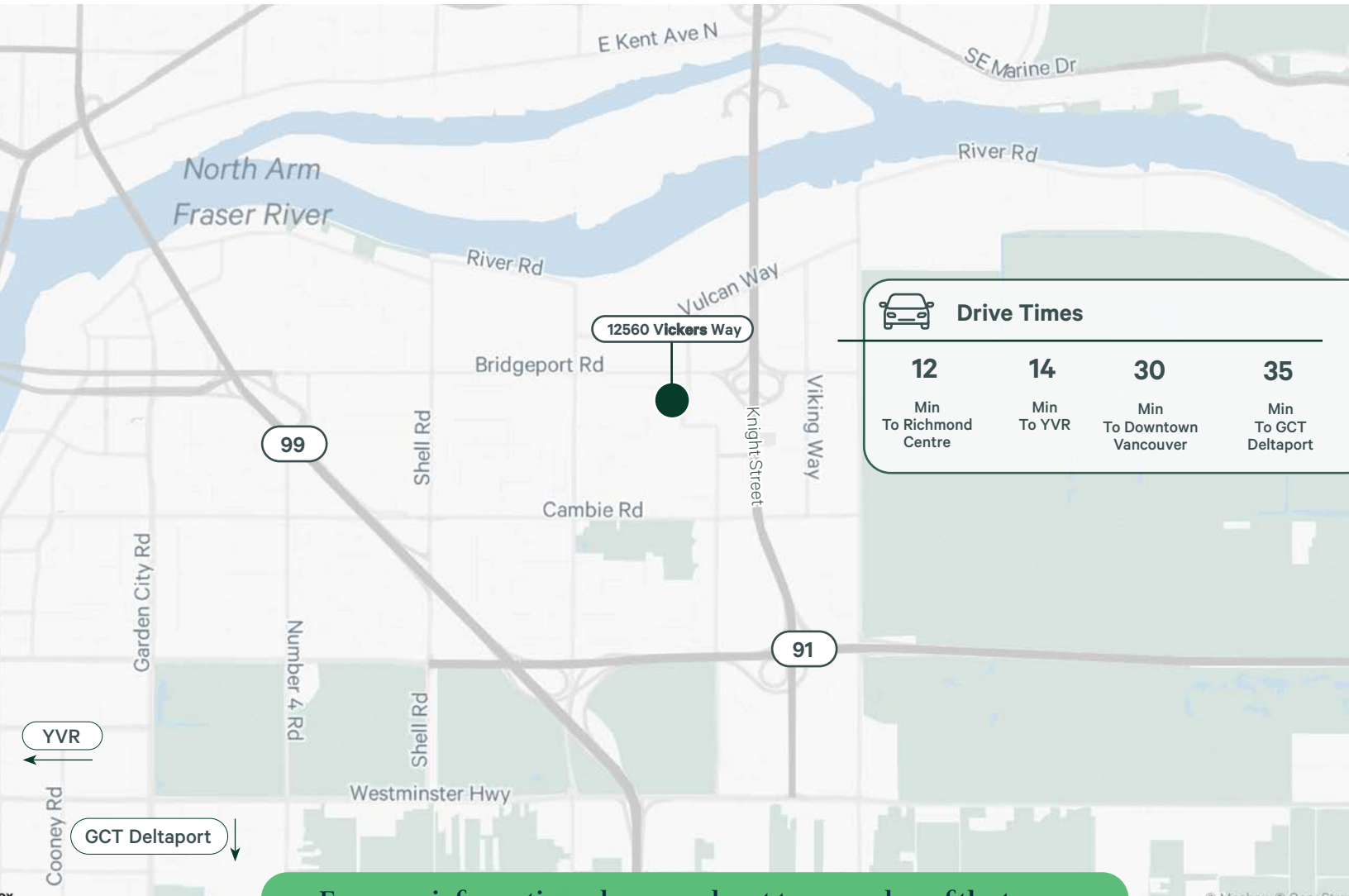
Address	12560 Vickers Way, Richmond
PID	003-560-074
Warehouse Area	4,800 SF
Office Area	1,800 SF
Total Building Area	6,600 SF
Yard Area	14,300 SF
Zoning	IR-1 (Industrial Retail)
Loading	3 grade doors
Power	3-phase power
Lease Rate	\$20 PSF inclusive of yard area
Additional Rent	\$9.10 PSF
Availability	60 day notice



Location

12560 Vickers Way enjoys a prime location just off Bridgeport Road and No. 5 Road—one of Richmond's busiest industrial retail corridors. This strategic position provides seamless connectivity across Metro Vancouver, with direct access to YVR International Airport and Deltaport.

The property also benefits from strong visibility and exposure, supported by nearby anchor retailers such as IKEA, The Home Depot, and Staples, which draw significant traffic to the area.



For more information, please reach out to a member of the team:

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