

# For Lease-

11240 BRIDGEPORT ROAD RICHMOND, BRITISH COLUMBIA

6 High Exposure Units located in a corner lot on Bridgeport Road. Units 102/202, 203, 5, 503, and 7

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### **Property Details**

Unit 202/Unit 1 - 1,808 SF (Warehouse and **Unit Sizes** 

Upstairs Office)

-Unit 4 1,830 SF (Warehouse/Showroom) Leased

Unit 5 - 1,830 SF (Warehouse/Showroom) Unit 207/Unit 7 - 980 SF (Upstairs Office)

Loading 1 grade door per warehouse unit

Zoning IR-1

**Parking** 39 stalls

Available **Immediately** 

**Basic Rent** Contact listing agent

**Additional Rent** Estimated at \$10.70 PSF

### **Property Highlights**







additional branding

Dedicated signpost for Efficient lot layout with 2 access points Ample room in loading area for easy vehicle manoeuvrability







Ample surface and street parking available



Ample glazing on second floor allows for abundant natural lighting

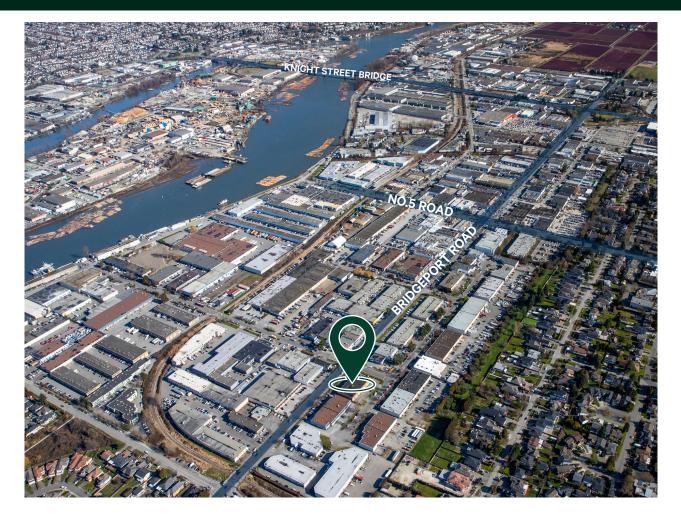
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### Location

The property is conveniently located at the intersection of Bridgeport Road and Simpson Road, one of the busiest arterials for industrial retail in Richmond. The location allows for convenient access to all of Metro Vancouver as well as YVR International Airport and Deltaport. The property benefits from the numerous anchor businesses nearby including IKEA, The Home Depot, and Staples that bring added exposure to the property.

10 min to yvr airport
25 min to gct deltaport
30 min to us border
25 min to downtown vancouver

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