



# 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 Sizes

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



Dedicated signpost for additional branding



Efficient lot layout with 2 access points



Ample room in loading area for easy vehicle manoeuvrability



Professionally landscaped



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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