

FOR SALE



9151 Van Horne Way Richmond, BC

Approx. 2.84-Acre Industrial Development Site
Improved with a 19,750 Sq. Ft. Warehouse

CBRE

**THE
INDUSTRIAL
SPECIALISTS**



The Opportunity

CBRE Limited is pleased to present a unique opportunity to acquire 9151 Van Horne Way in Richmond. The Property features a 19,750 Sq. Ft. industrial building situated on a substantial 2.84-acre site zoned Light Industrial. The images shown have been digitally modified to illustrate a potential site condition once the yard has been completely leveled. The Vendor may assist with the work or provide a purchase credit towards the costs of backfilling and leveling the pit. The building will also be repainted and available for immediate occupancy.

Address	9151 Van Horne Way, Richmond, BC
Gross Site Size	2.84 acres
Loading	5 dock doors and 2 grade doors
Frontage	468 feet along Van Horne Way
Power	3 phase
Current Zoning	IL Light Industrial
Official Community Plan	Urban Centre T4 (15m)
Existing Improvements	Industrial warehouse with concrete flooring
Possession	Immediate
Building Area	19,750 SF (all ground floor)

Due diligence materials are available upon request, including environmental reports and appraisals.

9151 Van Horne Way, Richmond

Richmond Demographics



222,849

Total Population



79,821

Richmond Households



\$105,949

Avg. Household Income



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Approx. 2.84 acres industrial site provides scale and flexibility with 2 points of egress



Located adjacent to River Rock Casino Resort, British Columbia's largest and highest-grossing gaming facility.



Opportunity to develop a variety of industrial uses.



Transit-oriented site located steps away from the Bridgeport Canada Line Station, allowing easy access to YVR International Airport and the rest of the Greater Vancouver Area.



Vacant possession

For Sale

9151 Van Horne Way, Richmond

CBRE

Being situated at the heart of this well-connected network means reduced transportation costs and increased accessibility to markets.



9151 Van Horne Way is strategically located in the Bridgeport Village of Richmond center area, distinguishing itself with excellent connectivity, making it an ideal hub for industrial businesses. With immediate access to major transportation routes like Highway 99, Bridgeport Road, Great Canadian Way, and River Road, 9151 Van Horne Way ensures efficient logistics for businesses. The proximity to key arterials such as Highway 91, Sea Island Way, Oak Street Bridge, and the Knight Street Bridge enhances accessibility to surrounding industrial zones, including Annacis Island, while providing quick access to Downtown Vancouver, the Vancouver International Airport (YVR), and other vital locations throughout Metro Vancouver.

For More Information Contact

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