

FOR LEASE

Units 107, 108 & 109
4888 Vanguard Road

Richmond, BC



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

member of

CORFAC
INTERNATIONAL



OPPORTUNITY

Premium corner unit in the highly coveted Alliance on Vanguard development! With a total of 7,266 sq. ft., these units boast exceptional exposure along Alderbridge Road, offering unparalleled visibility for your business.

PROPERTY HIGHLIGHTS

- Corner Unit: Direct exposure to Alderbridge Road with maximum visibility and natural light.
- Spacious Layout: Combined 7,266 sq. ft. with functional and flexible space.
- Flexible Zoning: Industrial retails, which supports a variety of uses, including light industrial, retail, and etc.
- Modern Features:
 - 22-foot ceilings with mezzanine areas for added functionality.
 - Grade-level loading doors for seamless logistics.
 - High-efficiency LED lighting and ESFR sprinkler systems.
 - 100-amp, 600-volt, 3-phase power for diverse operational needs.
- On-Site Parking: Ample parking spaces, including EV charging stations.

LOCATION ADVANTAGES

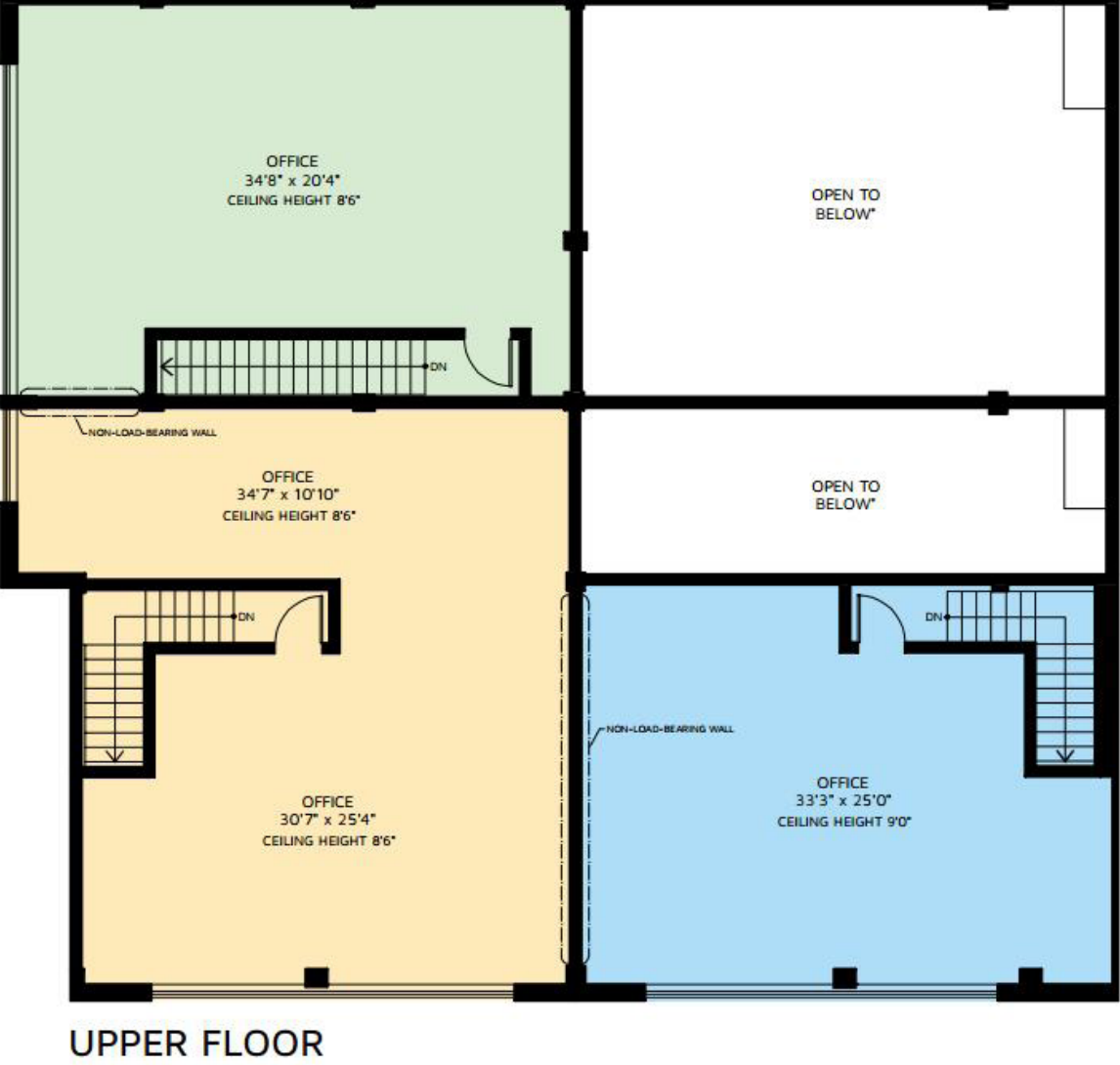
Strategically located in the heart of Richmond with quick access to key transportation routes:

- Highways 91 & 99 are minutes away.
- YVR Airport: 10 minutes.
- Delta Port: 18 minutes.
- US-Canada Border: 32 minutes.

This high-exposure corner unit offers a turnkey solution for businesses seeking premium space in a thriving commercial/industrial hub.

FLOOR PLAN

UNIT #107		
UPPER LEVEL	919	SQ FT
MAIN LEVEL	1,753	SQ FT
GROSS LEASABLE AREA	2,672	SQ FT
UNIT #108		
UPPER LEVEL	1,218	SQ FT
MAIN LEVEL	1,217	SQ FT
GROSS LEASABLE AREA	2,435	SQ FT
UNIT #109		
UPPER LEVEL	905	SQ FT
MAIN LEVEL	1,254	SQ FT
GROSS LEASABLE AREA	2,159	SQ FT
TOTAL LEASABLE AREA	7,266	SQ FT



EXTERNAL PHOTOS



UNIT 107

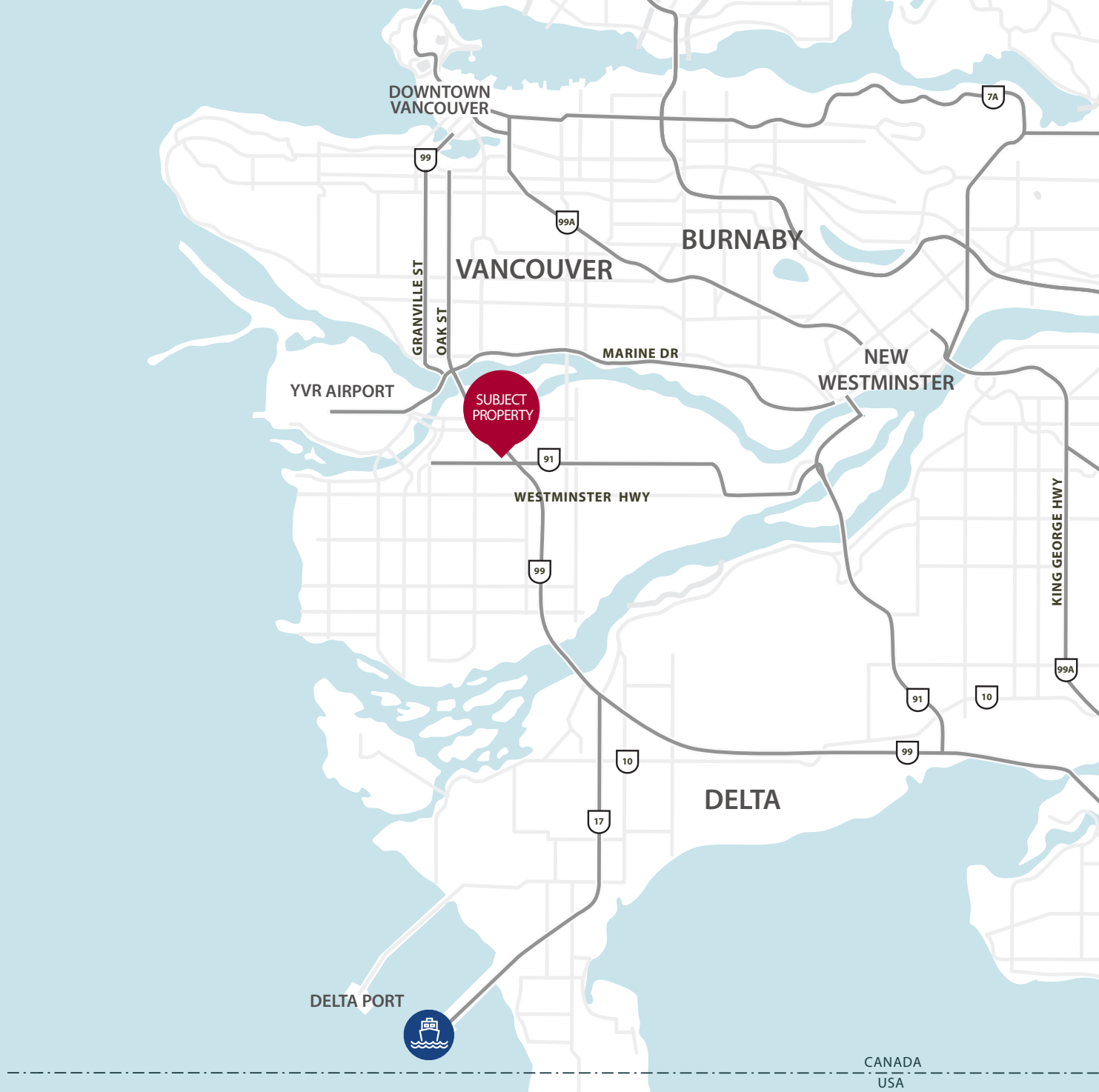


UNIT 108



UNIT 109





Travel Times

Highway 91

5min

US/Canada Border

31min

Highway 99

7min

Downtown Vancouver

29min

Delta Port

29min

YVR Airport

14min

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