

**AVISON
YOUNG**

For Lease

8899 Odlin Crescent
Richmond, BC



Opportunity to lease up to 17,665 sf of newly renovated flex space, with excellent exposure centrally located in Richmond

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*Gord Robson Personal Real Estate Corporation









Opportunity

Avison Young is pleased to present the opportunity to lease up to 17,665 sf of newly renovated general industrial and stand-alone office space. Situated at the southeast corner of Odlin Crescent and Cambie Road, this property boasts excellent connectivity to Highway 99 and Highway 91, providing access across the Metro Vancouver area. The area is conveniently served by the Canada Line, located just a 6-minute drive from YVR Airport, and is surrounded by a wide range of retail amenities.

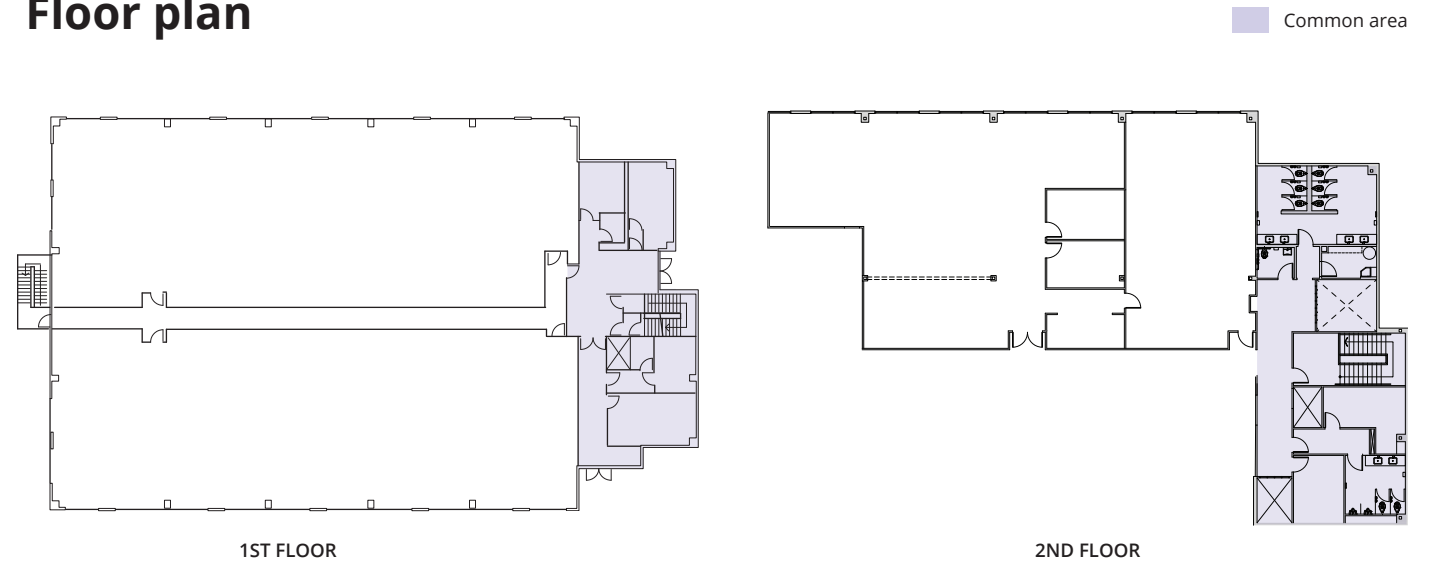
Unit features

-  Newly renovated
-  Abundance of natural light
-  Elevator access to the 2nd floor
-  Ample surface parking

Area highlights

-  Centrally located in the desirable Brighthouse industrial area of Richmond
-  High exposure signage opportunity along Cambie Road
-  Convenient access to Oak Street Bridge leading into Vancouver and connecting to Hwy 99 and Hwy 91
-  In proximity to Vancouver International Airport (YVR)
-  3 minute walk minute walk to Aberdeen Canada Line station
-  10,000+ vehicles per day along Cambie Road

Floor plan



Property details

UNIT SIZE

1st Floor	13,585 sf
2nd Floor	4,080 sf
Total	17,665 sf

ZONING

IB-1 (Industrial Business Park) allows for a range of general industrial uses and stand-alone offices, with a limited range of compatible uses.

**Please contact listing team for full details on permitted zoning*

YEAR BUILT/RENOVATED

1995 / 2024

LEASE RATE

\$25.00

ADDITIONAL RENT

\$10.00 psf (2024 est.)

AVAILABILITY

Summer 2025





Subject Property

DRIVE TIMES

Aberdeen Canada Line station	850 metres
Highway 99	4 minutes
YVR Airport	6 minutes
Highway 91	7 minutes
Downtown Vancouver	25 minutes
Delta Port	28 minutes
US Border Crossing	30 minutes

 **73** Transit Score
"Excellent Transit"

 **76** Bike Score

Contact for more information

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