

12 & 13 - 12840 BATHGATE WAY, RICHMOND
± 5,926 SQFT OF WELL-CONFIGURED INDUSTRIAL SPACE

**FOR
LEASE**

**GENEROUS RENT INCENTIVES AVAILABLE
FOR QUALIFIED TENANTS**



WILLIAM | WRIGHT

MATTHEW PORTE
matthew.porte@williamwright.ca
604.428.5255





THE OPPORTUNITY

Situated in the heart of North Richmond's Crestwood Industrial area, Units 12 & 13 at 12840 Bathgate Way offer a combined \pm 5,926 square feet of well-configured industrial space, ideal for light manufacturing, warehousing, or distribution. These side-by-side strata units provide flexible functionality with efficient warehouse layouts, grade loading, and second-floor office improvements. The units feature two grade-level loading doors, 12' clear ceiling heights, designated parking, and multiple washrooms. The second floor includes a built-out office space with an enclosed office, open area or boardroom, kitchenette, and washroom—ready for immediate use. Located just minutes from Highways 91 and 99, the Knight Street Bridge, and YVR Airport, the property offers excellent logistical access throughout Metro Vancouver.





SALIENT FACTS

SIZE BREAKDOWN	Unit 12: ± 2,848 SF
	Unit 13: ± 3,078 SF
	Total: ± 5,926 SF
PARKING	2 Designated Stalls
ZONING	IB1 - Industrial Business Park
BASIC RENT	\$16.00/FT
ADDITIONAL RENT	\$6.00/FT
MONTHLY RENT	\$10,865 + GST

PROPERTY FEATURES



2 Grade Loading Doors



Second Level Office



Multiple Washrooms



2 Designated Parking Stalls

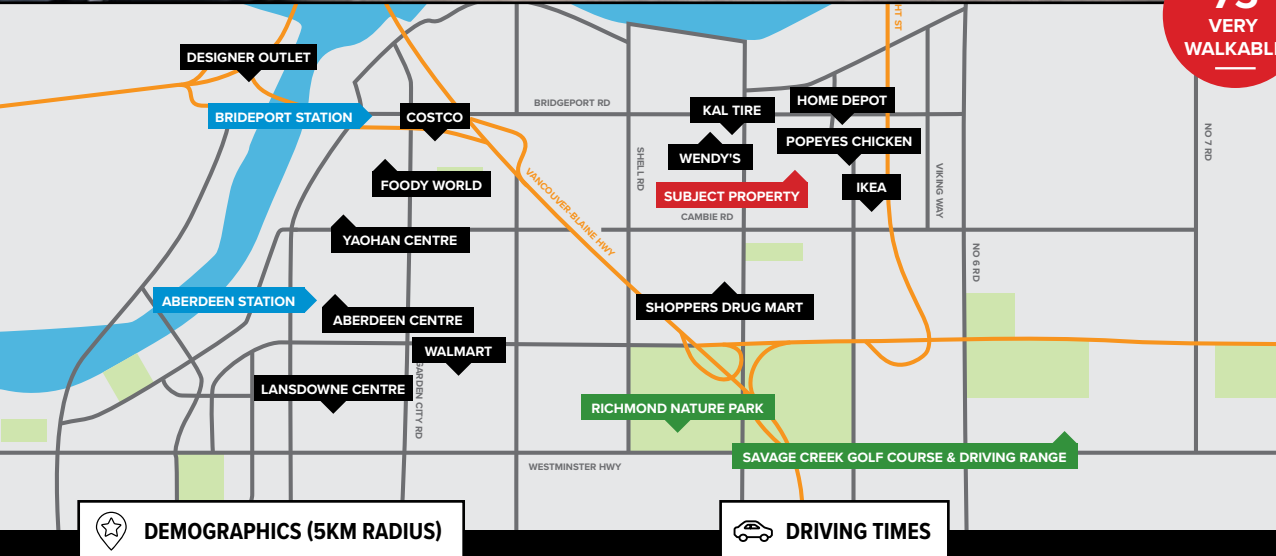


LOCATION

12840 Bathgate Way is strategically located in the sought-after Crestwood Industrial area of North Richmond. The property offers quick and convenient access to major transportation routes, including Highways 91 and 99, Knight Street, and the Alex Fraser Bridge. Its central position allows for efficient movement of goods throughout Metro Vancouver and provides seamless access to YVR Airport, the U.S. border, and key logistics hubs. Nearby amenities such as IKEA, Home Depot, and various service-oriented businesses add further convenience for employees and customers alike. This well-connected location is ideal for businesses seeking a functional and accessible industrial base.

TRANSIT

The property is well-served by public transit, with several bus routes operating nearby along Bridgeport Road and No. 6 Road, providing direct connections to Bridgeport SkyTrain Station on the Canada Line. From there, tenants have fast access to Downtown Vancouver, Richmond Centre, and YVR Airport. The area is also supported by cycling routes and has easy vehicle access for employees commuting from Vancouver, Burnaby, Delta, and Surrey.



DEMOGRAPHICS (5KM RADIUS)

	POPULATION 113,200		AVG HOUSEHOLD INCOME \$104,800
	HOUSEHOLDS 39,800		TOTAL BUSINESSES 5,900

DRIVING TIMES

IKEA	-----	2 MINS
TRANSIT ACCESS	-----	7 MINS
HIGHWAY 99	-----	10 MINS
HIGHWAY 91	-----	15 MINS
ALEX FRASER BRIDGE	-----	15 MINS
YVR AIRPORT	-----	15 MINS
DOWNTOWN VANCOUVER	-----	30 MINS

FOR MORE INFORMATION CONTACT

MATTHEW PORTE
matthew.porte@williamwright.ca
604.428.5255