

NEWMARK

FOR LEASE

Unit 110 - 12500 Vickers Way

RICHMOND, BC



**7,174 SF Ground Floor Showroom
and Warehouse with Excess Yard**

Alan H. Chan*, CCIM
Associate Director
t 604-256-2636
alan.chan@nmrk.com

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FOR LEASE

PROPERTY DETAILS

UNIT 110 - 12500 VICKERS WAY

Newmark is pleased to present the opportunity to lease 7,174 SF of showroom and flex distribution space with a secure fenced and paved yard in North Richmond.

The property offers a functional combination of warehouse and customer-facing areas, ideally suited for showroom, workshop, light manufacturing, or distribution uses. With IR1 zoning, the building accommodates a broad range of general industrial uses, stand-alone offices, and limited retail, making it a versatile option for businesses seeking flexibility.



Clear ceiling height:
12'



2 grade loading doors



200 amps 3-phase electrical (TBC)



Well-improved showroom and office area



Secure and paved yard storage



IR1 (Industrial Retail) Zoning

\$18.00 psf

ASKING BASE
RENT

\$3.50 psf

YARD RENT

\$7.39 psf

ESTIMATED
ADDITIONAL RENT

November 1, 2025

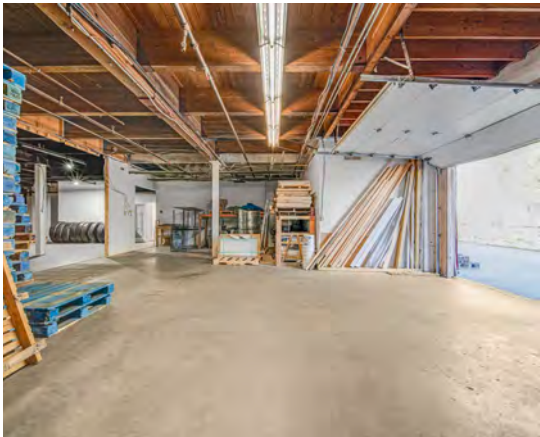
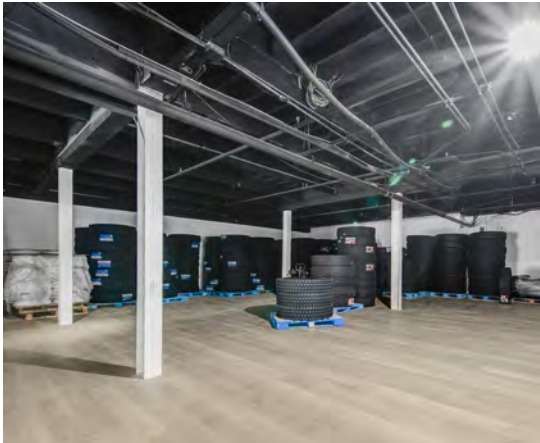
AVAILABILITY DATE

Building Area	Ground Floor Showroom & Warehouse	7,174 SF
	Yard Area	5,551 SF
	TOTAL AREA	12,725 SF

*All measurements are approximate. Yard area is subject to shared use.



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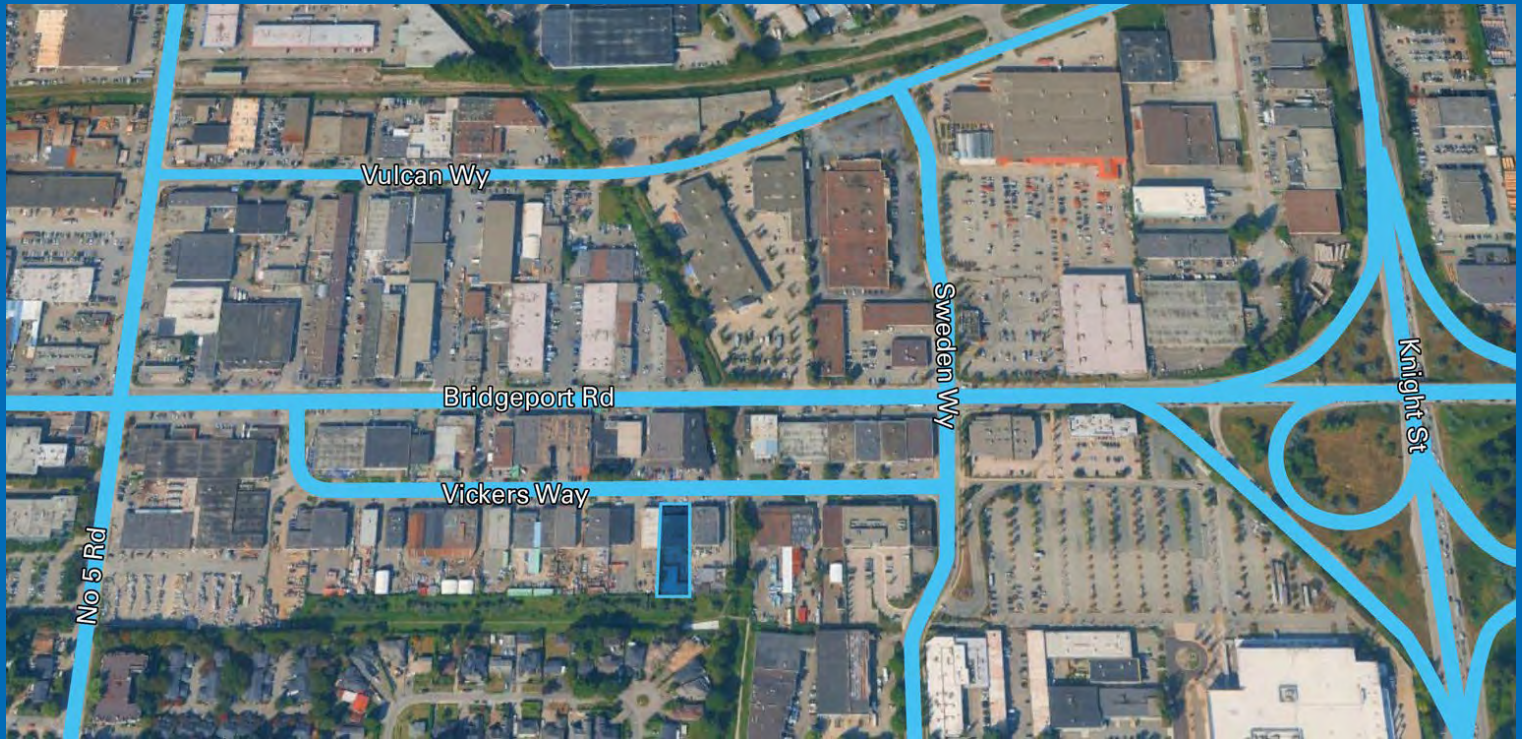


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LOCATION

UNIT 110 - 12500 VICKERS WAY

Located in the core of North Richmond's established home improvement corridor, just off Bridgeport Road at Sweden Way, this property offers excellent connectivity across Metro Vancouver. Less than a kilometer from the Knight Street Bridge, the site provides seamless access to Vancouver, Highways 91 and 99, and Vancouver International Airport (YVR). Surrounded by a strong cluster of building supply, construction, and service-related businesses, it offers both convenience and the advantage of being part of a complementary trade hub.



For more information:

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Associate Director
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Newmark
595 Burrard Street
Suite 3063
Vancouver, BC V7X 1K8

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