

19040 RIVER ROAD, RICHMOND
EAST RICHMOND – INDUSTRIAL / AGRICULTURAL AREA

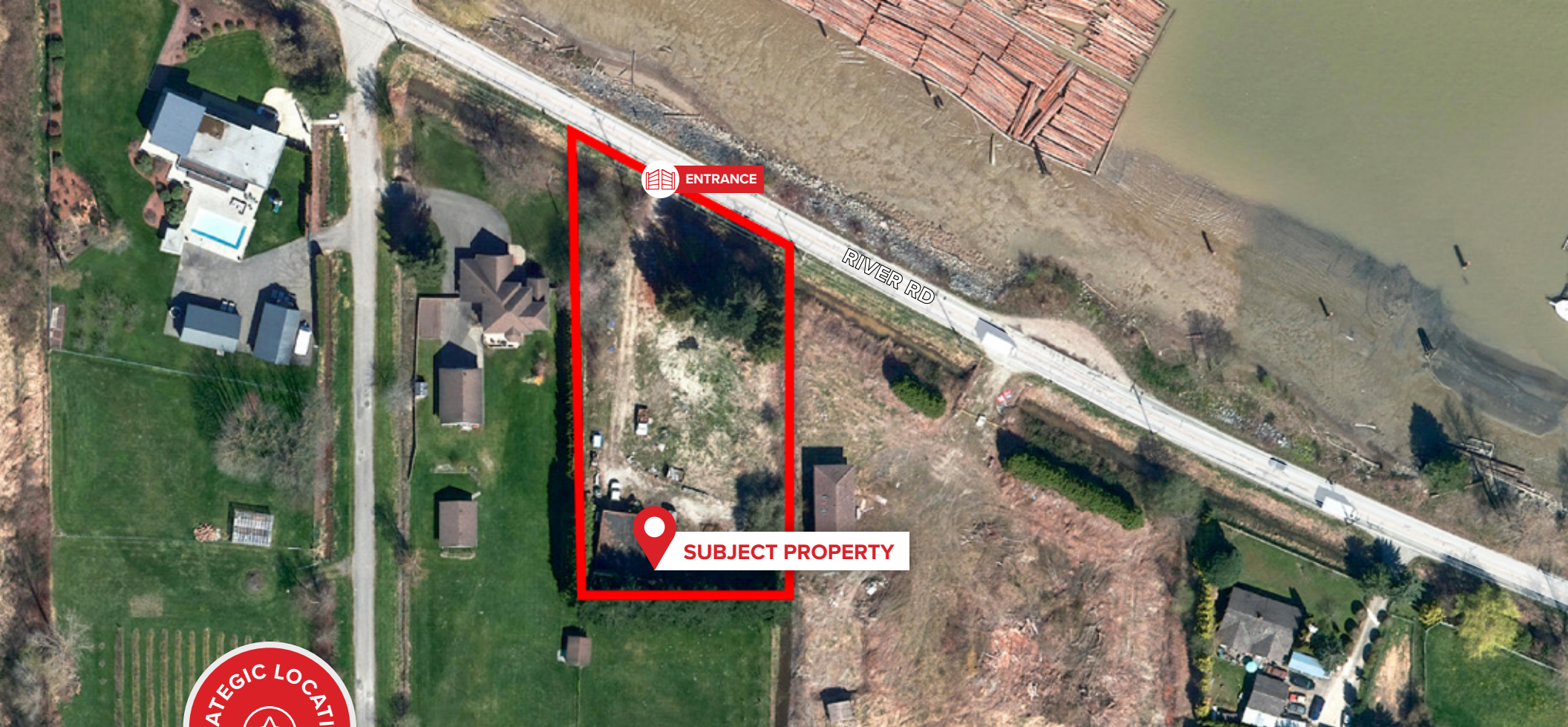
**FOR
LEASE**



WILLIAM | WRIGHT

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Overview

19040 River Road offers a versatile opportunity within Richmond's AG1 zoning. The property features an existing concrete utility building along with extensive yard space, making it well-suited for agricultural operations, storage, vehicle parking, or kennels.

The site provides practical functionality for contractors, trades, or agricultural users seeking a central location with strong transportation connections across Metro Vancouver.

Salient Facts



LOT SIZE

+/- 33,803 SQFT



PARKING

On-site yard parking
available for vehicles
and equipment



ZONING

AG1 - Agricultural



MONTHLY RENT

\$2,500 + GST



Property Highlights



Flexibility for agricultural operations, storage, or kennels



Direct access to Highway 91, Highway 99, and Annacis Island



Existing concrete utility building on site plus ample yard space for vehicles, storage, or agricultural purposes



Strategic East Richmond location serving Metro Vancouver's industrial and agricultural corridor



Located in **East Richmond** along the **River Road** industrial and agricultural corridor, the property benefits from excellent regional connectivity.



Location

19040 River Road, Richmond

Located in East Richmond along the River Road industrial and agricultural corridor, the property benefits from excellent regional connectivity. Highway 91, Highway 99, and Annacis Island are all within minutes, providing efficient routes to Delta, Richmond, Burnaby, and Vancouver. This strategic positioning makes the site ideal for users requiring quick access to Metro Vancouver's major transportation network while maintaining ample land and operational flexibility.

The property is primarily vehicle-oriented, with easy access to major highways for regional connectivity. Bus service is available along Westminster Highway and No. 6 Road, linking to central Richmond and SkyTrain stations. The site's strategic location ensures efficient truck access while still offering public transit connections within a short drive.



DRIVE TIMES

HWY 91 > 4 MIN



DT RICHMOND > 12 MIN



HWY 99 > 8 MIN



YVR > 18 MIN



ANNACIS ISL > 10 MIN



PORT OF VANCOUVER > 22 MIN



DELTA (TILBURY) > 12 MIN



DT VANCOUVER > 25 MIN



TRANSIT

Available along Westminster Highway and No. 6 Road, linking to central Richmond and SkyTrain stations.



DOWNTOWN RICHMOND > 12 MIN



ANNACIS ISLAND > 10 MIN



YVR > 18 MIN



PORT OF VANCOUVER > 22 MIN



DOWNTOWN VANCOUVER > 25 MIN



FOR MORE INFORMATION CONTACT

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