

Industrial

For Lease

Unit 3

1600 Valmont Way

Richmond, BC

3,289 sq. ft. Unit With Grade Loading in North Richmond



Terry Butt

Personal Real Estate Corporation
Associate Vice President
Industrial Properties
+1 778 372 1949
terry.butt@cbre.com

Carter Anderson

Associate
Industrial Properties
+1 250 551 7189
carter.anderson@cbre.com

CBRE

Property Details



Unit Size
3,289 sq. ft. (All Ground Floor)



Power
100 AMP @ 120V/208V, 3-phase



Zoning
IL
Light Industrial Zoning, which permits a wide range of industrial, manufacturing and distribution uses.



Parking
Ample surface parking



Loading
1 oversized (11' W x 12' H) grade loading door



Taxes & Op. Costs (2025 est.)
\$6.25 per sq. ft.



Ceiling Height
18' clear



Lease Rate
\$19.00 per sq. ft.



Availability
Immediately



Property Highlights

- + Located in North Richmond with **quick access to major arterial roads, such as Highway 91, Highway 99 and the Knight Street Bridge**
- + Strategically located, the site ensures **effortless access to Metro Vancouver's major industrial logistics ports and transportation hubs**
- + 100 AMP @ 120V/208V, 3-phase power
- + Fully sprinklered

Drive Times



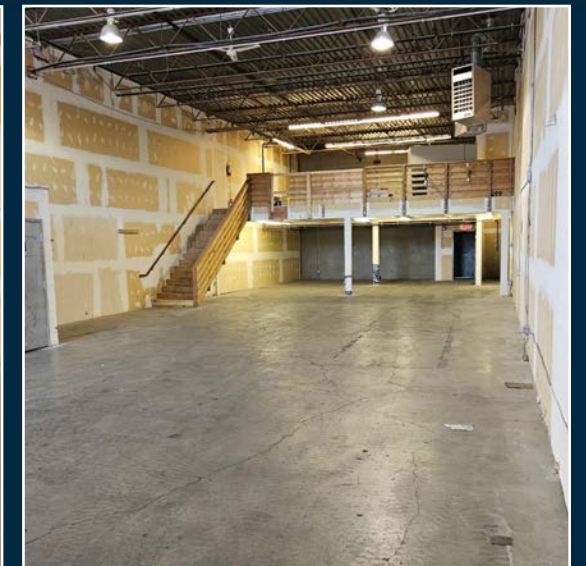
6 mins
Vancouver

6 mins
Highway 91

8 mins
Highway 99

15 mins
YVR International

27 mins
GCT Deltaport





For more information contact:

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