

For Lease

Unit A 12711 No. 5 Road

Richmond, BC

**RATE
REDUCED**



9,612 SF Warehouse Unit with Dock Loading in South Richmond

Terry Butt

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CBRE

Property Details

Building Size

Office	882 SF
Mezzanine	683 SF
Warehouse	8,047 SF
Total	9,612 SF

Ceiling Height

18' clear

Loading

2 dock doors with levelers

**Loading court large enough for 53' trailers*

Power

3 phase electrical

Zoning

IL (Light Industrial)

Availability

August 1, 2026

Lease Rate

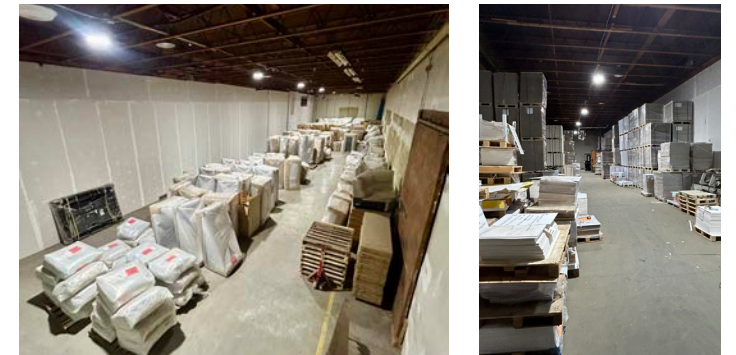
~~\$17.75/SF~~ \$16.00/SF

Additional Rent

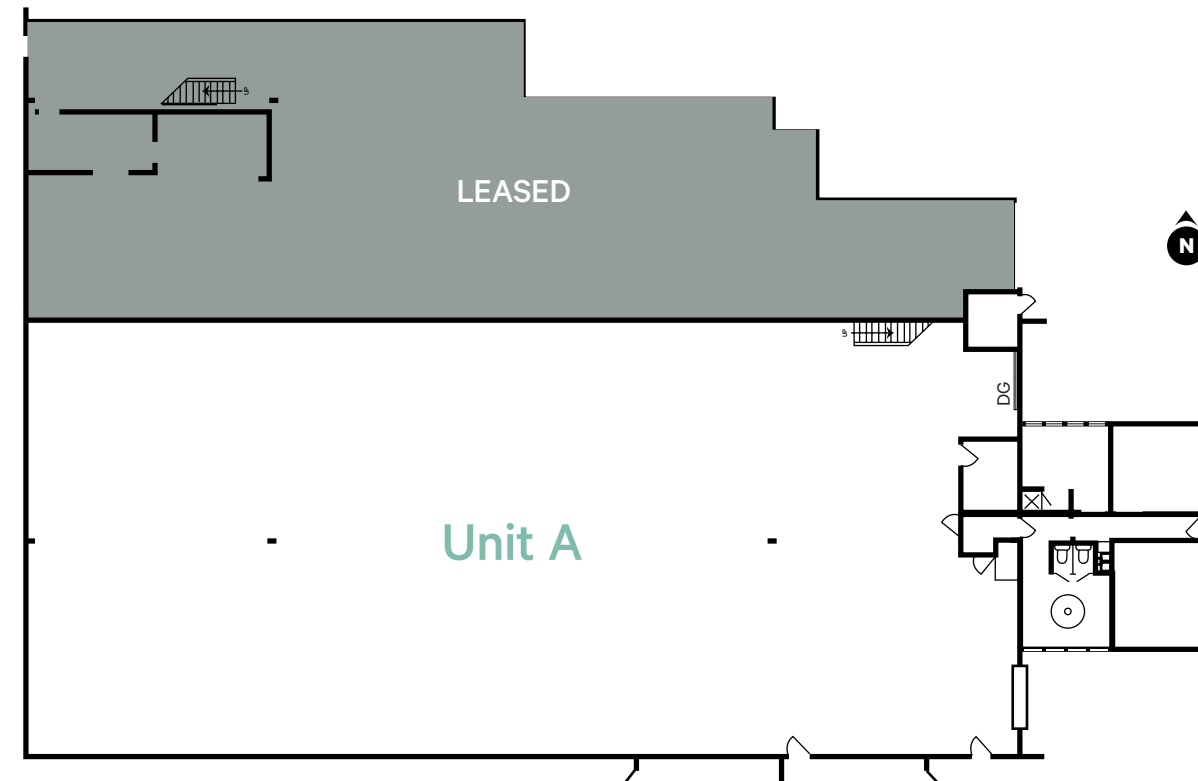
\$6.00/SF



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Floorplan





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