

FOR LEASE

PRIME BUSINESS OPPORTUNITY IN Richmond

A111 (Ground Level) 4899 Vanguard Road

Richmond | BC

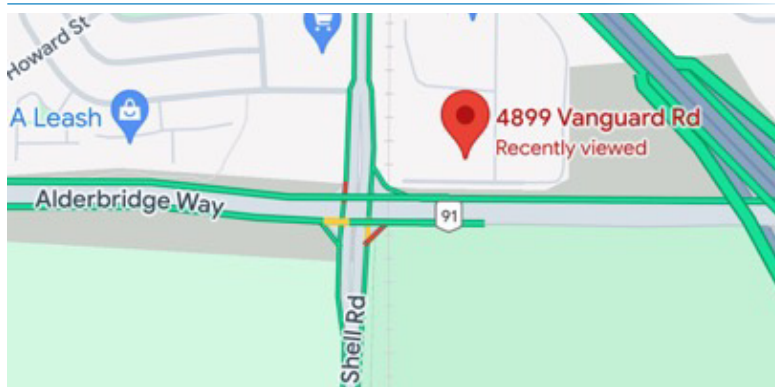
AMOO SOLD GROUP

阿木地产集团



MAIN FLOOR PLAN

Store Area **1,597** sq.ft



AMOO BAO 阿木

Personal Real Estate Corporation



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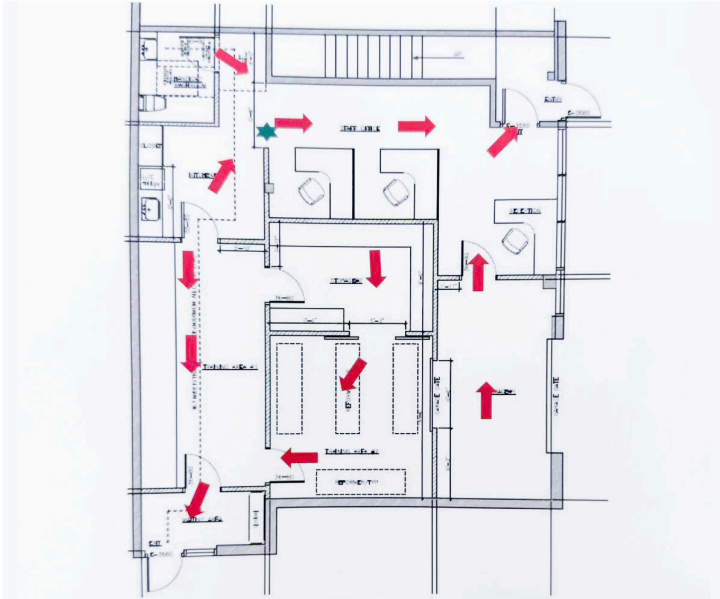
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Opportunity Highlights

Located at the prime intersection of Shell Road and Alderbridge Way, this newly renovated warehouse and office unit offers exceptional accessibility and convenience. Situated just off the East-West Connector, the property provides quick connections to Highways 90 and 91, allowing efficient access throughout Metro Vancouver. Vancouver International Airport (YVR) is approximately a 10-minute drive away.

The unit features a spacious warehouse area complemented by well-designed office space, making it ideal for a variety of industrial and commercial operations. High ceilings create an open and functional work environment, while the ESFR (Early Suppression Fast Response) sprinkler system provides enhanced fire protection. A versatile opportunity well-suited for warehousing, distribution, office use, and other business applications.

Asking leased Rate

Ground level \$25 (base) + \$8 (additional)