

**AVISON
YOUNG**

For Lease

**Units 160 & 170 - 4691 Vanguard Road
Richmond, BC**



3,410 sf up to 9,002 sf
of warehouse space in
North Richmond

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Opportunity

Exclusive opportunity to lease up to 9,002 sf of warehouse space in North Richmond on the highly desirable Vanguard Road corridor. Flexible demising options are available.

The property has two (2) units currently available ranging from 3,410 sf up to 9,002 sf with the potential to expand. Please inquire with listing agents for further details.



Property details

ZONING

IR1- Industrial Retail Zoning, allows for a wide variety of general uses such as storage, manufacturing, retail, warehouse sales and more

LOADING

One (1) grade-level loading door per unit

YEAR BUILT

1966

ASKING LEASE RATE

\$16.00 - \$18.00 psf, net

ADDITIONAL RENT (2025)

\$5.75 psf

Property highlights



Surrounded by a variety of prominent businesses, future tenants will benefit from high-exposure



Flexible demising options



Opportunity to lease up to 9,002 sf of combined space



Situated in the heart of North Richmond, one of Metro Vancouver's most desirable industrial locations

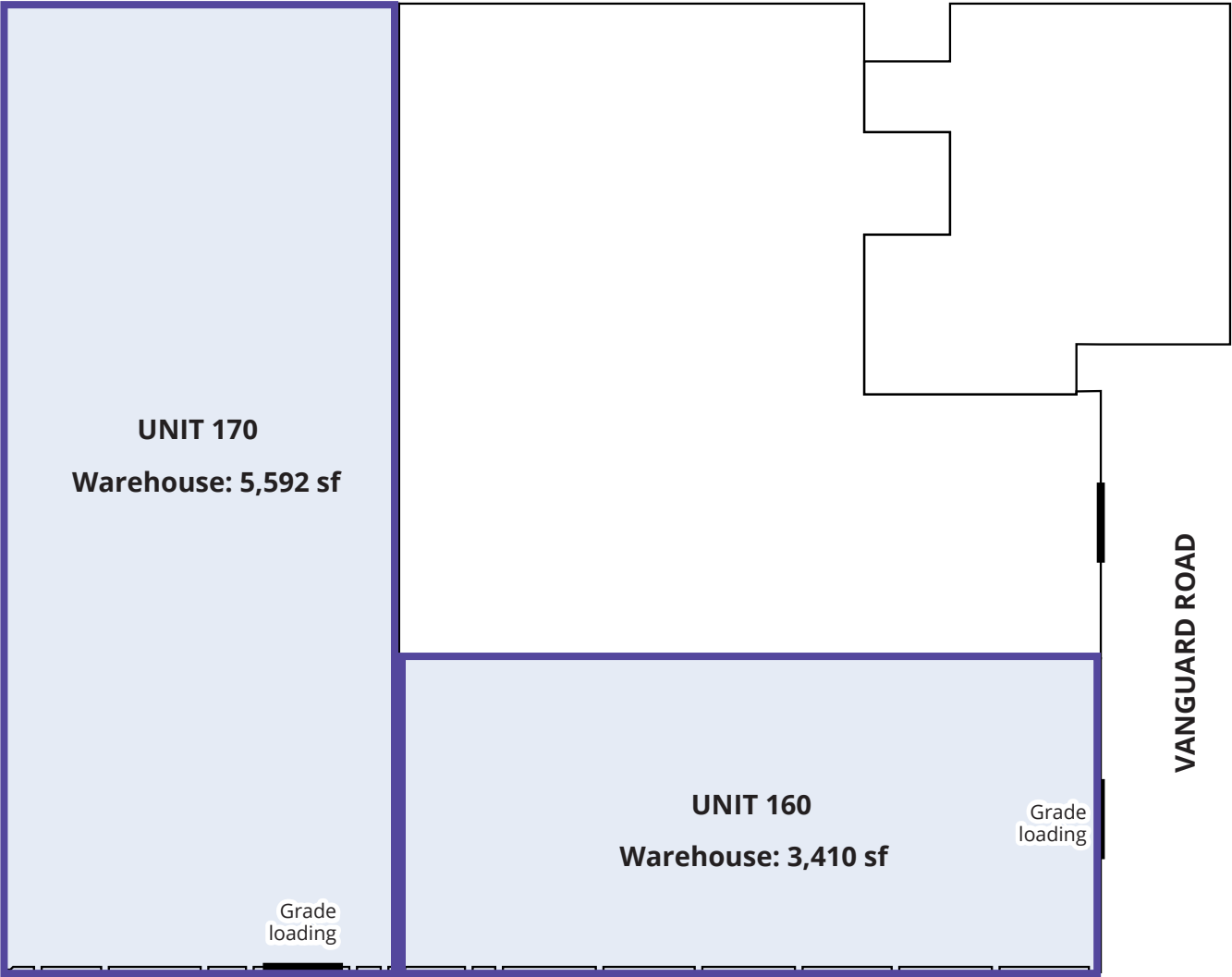


Proximity to major bus routes, restaurants, shops and services



Easy access to both Highway 99 and Highway 91, providing seamless accessibility throughout Metro Vancouver

Floor plan



Unit breakdown







Unit	160	170
Area	3,410 sf	5,592 sf
Loading	One (1) grade	One (1) grade
Lease rate	\$18.00 psf, net	\$16.00 psf, net
Additional rent	\$5.75 psf	\$5.75 psf
Availability	Immediately	Immediately

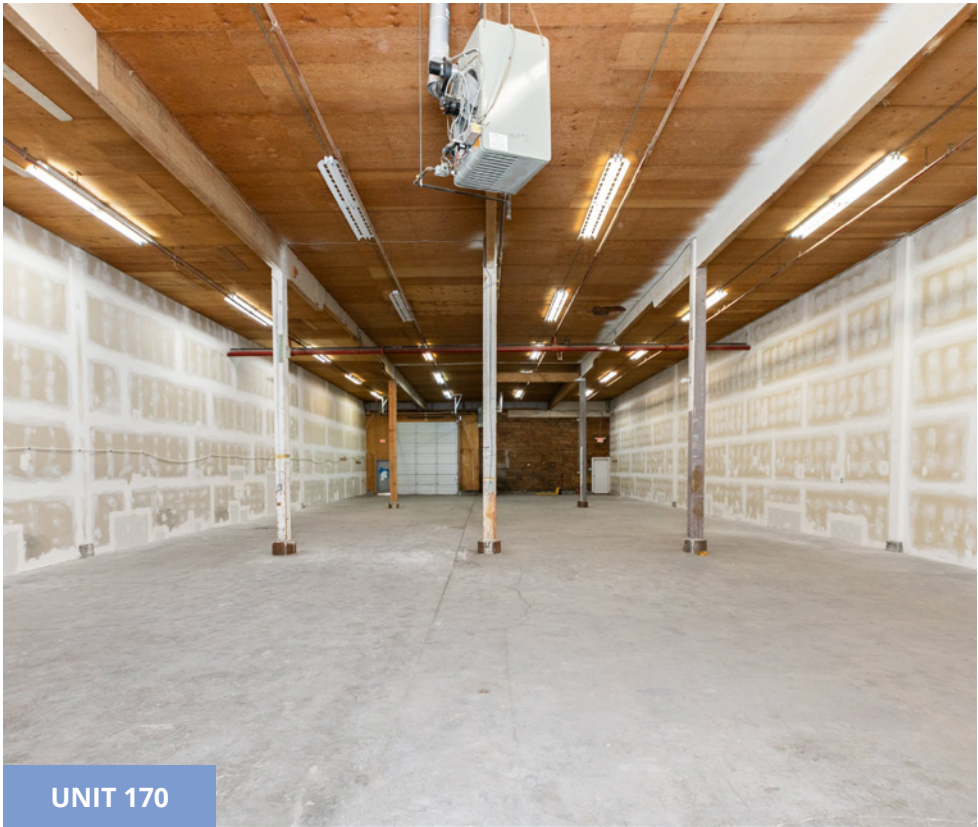
3,410 sf up to 9,002 sf of warehouse space in North Richmond

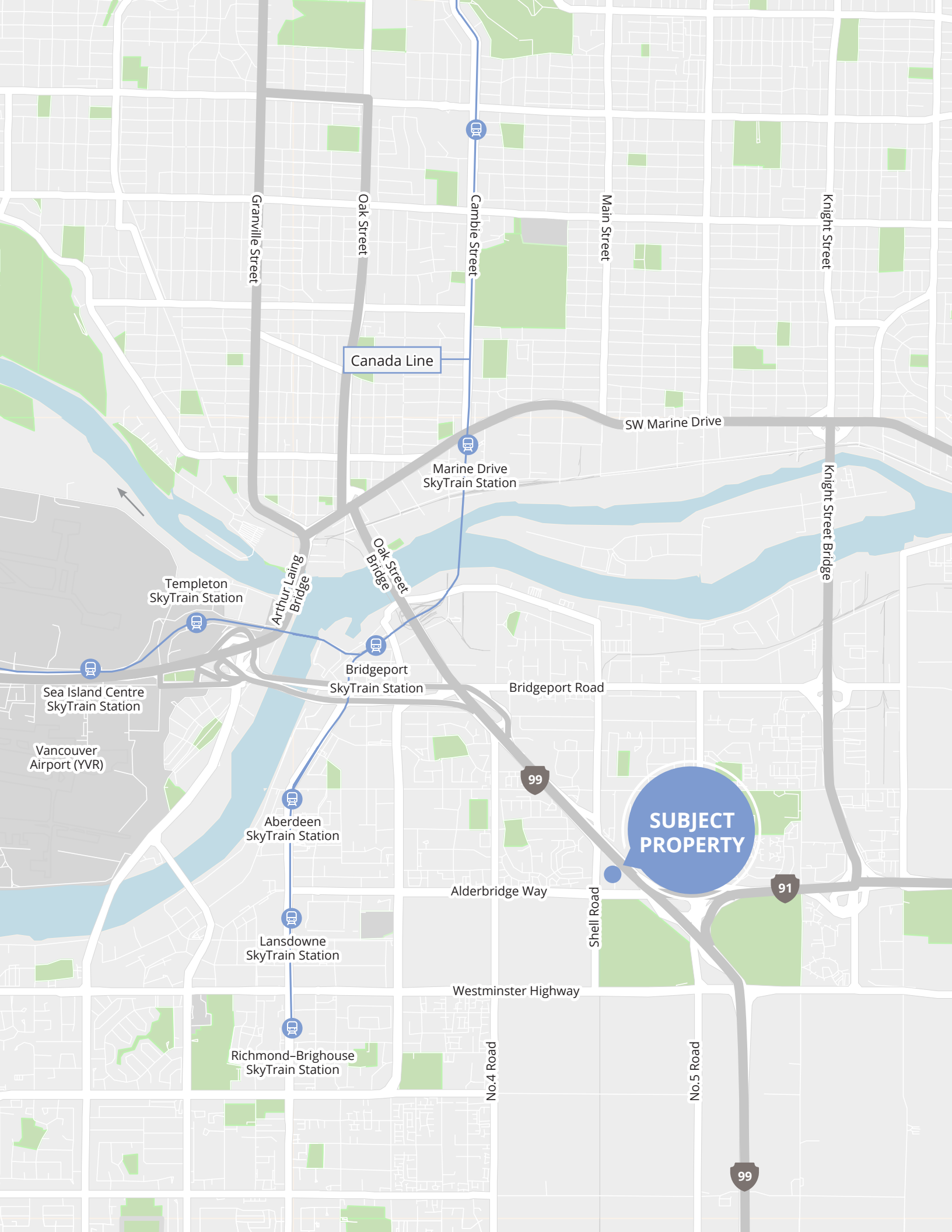
Units 160 & 170 - 4691 Vanguard Road
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Unit features

-  One (1) private washroom
-  16' - 17' clear ceiling height
-  One (1) grade-level loading door per unit
-  3 phase power
-  Sprinklered
-  Central air and heating






Location

The property is strategically located on Vanguard Road in North Richmond, a key submarket for industrial retail.


This high-exposure location offers exceptional connectivity throughout Metro Vancouver. Key transportation routes such as Highway 99, Highway 91, the Knight Street Bridge, and the Oak Street Bridge are within a 10-minute drive of the property, providing seamless connectivity to Vancouver, Burnaby, Delta, and Surrey. Additionally, Bridgeport Road is only a 4-minute drive away, offering convenient access to a variety of restaurants, shops, services, and transit options.

Drive times

Cambie Road	2 minutes
Bridgeport Road	2 minutes
Highway 99	4 minutes
Highway 91	4 minutes
Oak Street Bridge	6 minutes
Knight Street Bridge	9 minutes
Vancouver International Airport	10 minutes
Deltaport	20 minutes
US/Canada Border Crossing	30 minutes

 Nearby bus stops

 Five Road

 Brighouse Station

Amenities



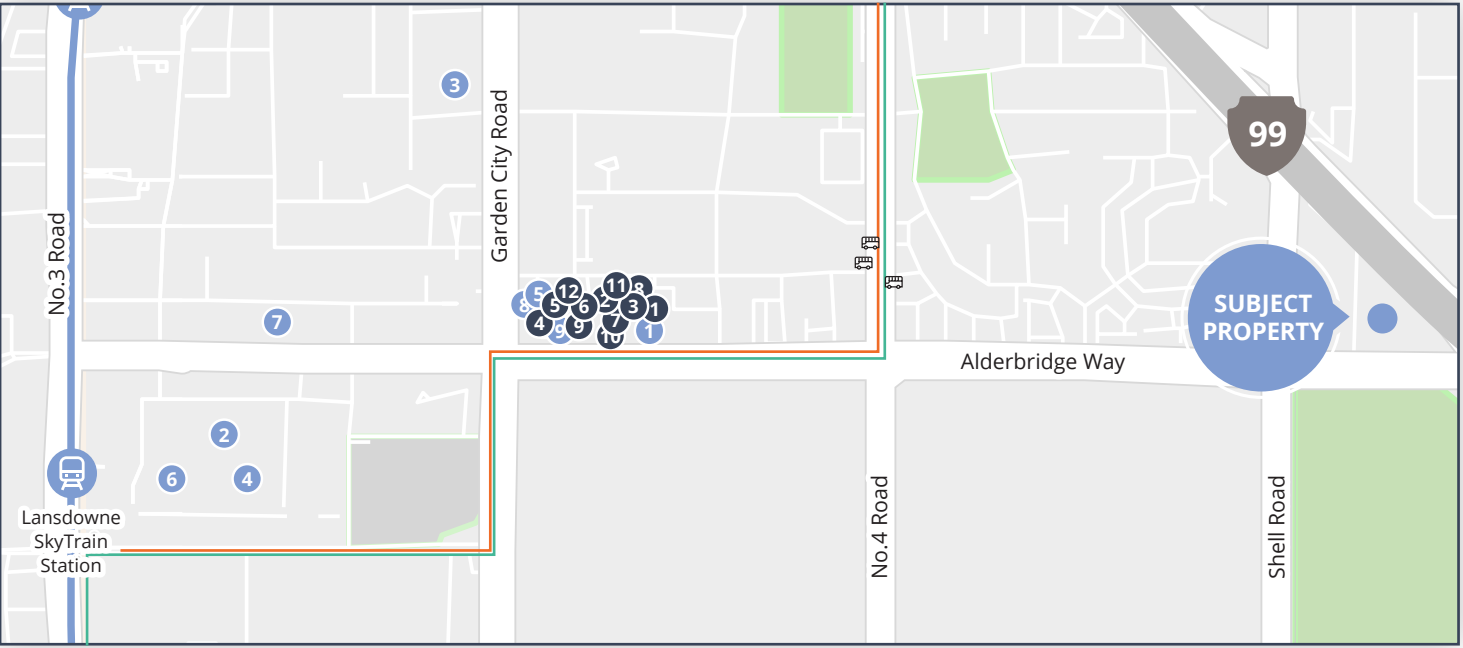
SHOPPING & SERVICES

1. Walmart Supercentre
2. Lansdowne Centre
3. Rice World Supermarket
4. T&T Supermarket
5. Marshalls
6. Besty Buy
7. Olympia Centre
8. The Brick
9. TD Canada Trust



RESTAURANTS

1. McDonalds
2. Nando's
3. Burger King
4. The Canadian Brewhouse & Grill
5. La Patisserie
6. Tsujiri
7. Goodbowl
8. Fat Burger
9. Subway
10. Thai Son
11. Kung Fu Noodle
12. Poke Bar





FRASER RIVER

HIGHWAY 91

CAMBIE ROAD

BRIDGEPORT ROAD

HIGHWAY 99

SUBJECT
PROPERTY

FRASER RIVER

Contact for more information

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