



# 16,866 SF Warehouse/ Office Space with Dock & Grade Loading For Lease

Prominently positioned industrial/flex property located within Richmond's highly sought-after Bridgeport industrial corridor. Offers exceptional frontage and is ideal for a wide range of uses, including manufacturing, logistics and flex commercial.

**13940 - 13960 Bridgeport Road, Richmond, B.C.**



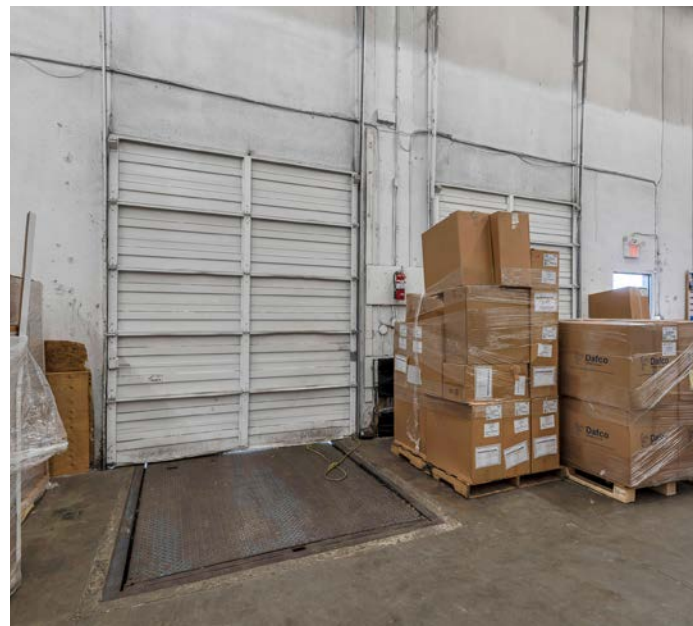
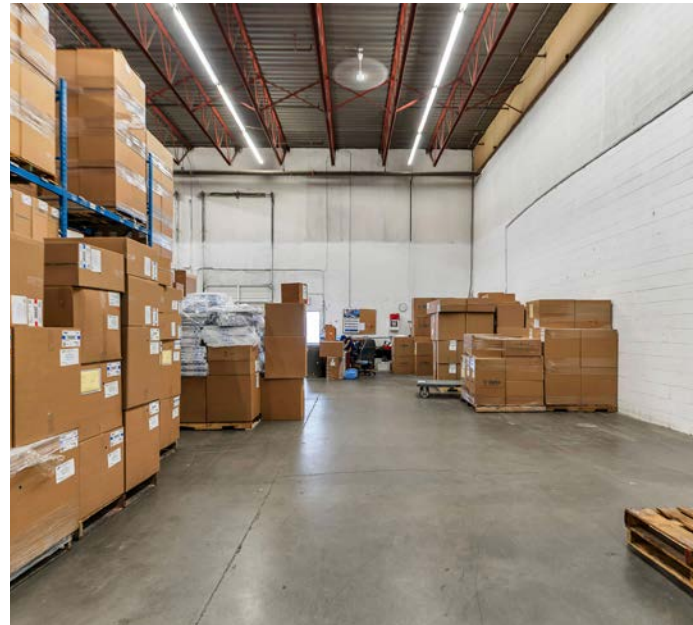
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Asking Rate:

**\$18.95/SF**



# Salient Facts

## Address

13940 - 13960 Bridgeport Road, Richmond

## Current Improvements

Well located warehouse/office space, offering strong frontage, connectivity and access to labour

## Building Breakdown

Ground Floor Office	1,600 SF
Warehouse	15,266 SF
<b>Total</b>	<b>16,866 SF</b>

*\*Possibility to demise the premises into two units of 8,433 SF each*

## Zoning

IB1 Zoning

## Loading

Three (3) dock doors  
One (1) grade door

## Ceiling Height

23' 6" Clear

## Column Spacing

34' column spacing

## Property Highlights

- Fully sprinklered
- Direct exposure to Bridgeport Road
- Professionally managed

## Available

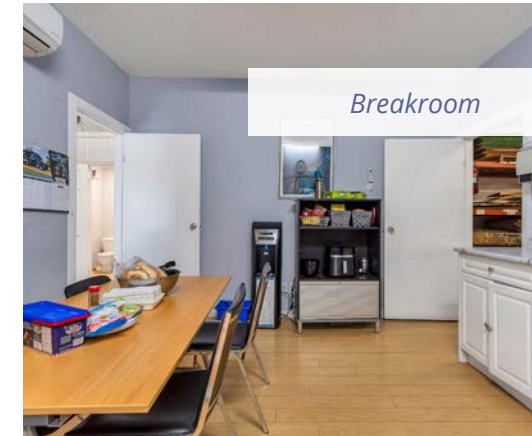
July 1, 2026

## Asking Rate

\$18.95/SF net

## Additional Rent (estimated 2026)

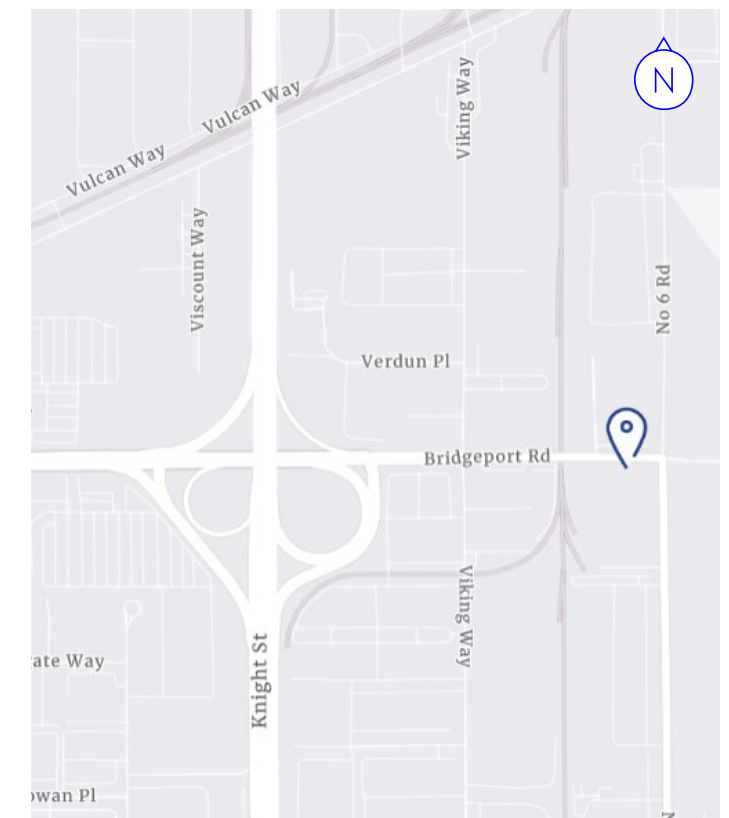
\$6.15/SF (including management fee)



## Location

Located in the heart of Richmond's Bridgeport industrial corridor, the property offers excellent regional connectivity and strong arterial exposure. The site benefits from its proximity to major transportation infrastructure, established employment uses, and key amenities.

- Prominent frontage and exposure along Bridgeport Road
- Immediate access to Highway 99, connecting Vancouver, Delta, Surrey, and the U.S. border
- Minutes to Vancouver International Airport (YVR)
- Convenient access to the Knight Street Bridge and Port of Vancouver
- Excellent public transit access, including nearby bus routes and Bridgeport Canada Line Station
- Situated within a prime employment area with surrounding industrial, office, and service users
- Close to retail, restaurants, hotels, and other supporting amenities



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