

115 - 11780 RIVER ROAD, RICHMOND
2,314 SF REAR GRADE LOADING WAREHOUSE

**FOR
LEASE**



WILLIAM | WRIGHT

MATTHEW HO
PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255





115

11780 River Road

Richmond

For Lease

William Wright Commercial is pleased to present Unit 115 at 11780 River Road, a 2,314 sf two-level strata unit offering a combination of office, showroom, and warehouse space. The 1,675 sf main floor features a front office with 10'10" ceilings and a 19' x 54' warehouse with 23'6" clear ceilings, served by a 10' x 12' rear grade loading door and an extra wide loading bay. The finished 639 sf second floor office enjoys river and mountain views. The unit includes two (2) two-piece washrooms and two (2) parking stalls in a fully sprinklered building. Strata bylaws prohibit auto repair, mechanical, paint shop, and food processing uses.



23' clear warehouse ceilings



10' x 12' rear grade loading door



Finished second floor office



Sprinklered building



Motorized garage door



Salient Facts

SIZE BREAKDOWN

Warehouse: ± 1,675 SF

Office: ± 639 SF

Total: ± 2,314 SF

PARKING

Two (2) stalls + loading bay

ZONING

IL

BASIC RENT

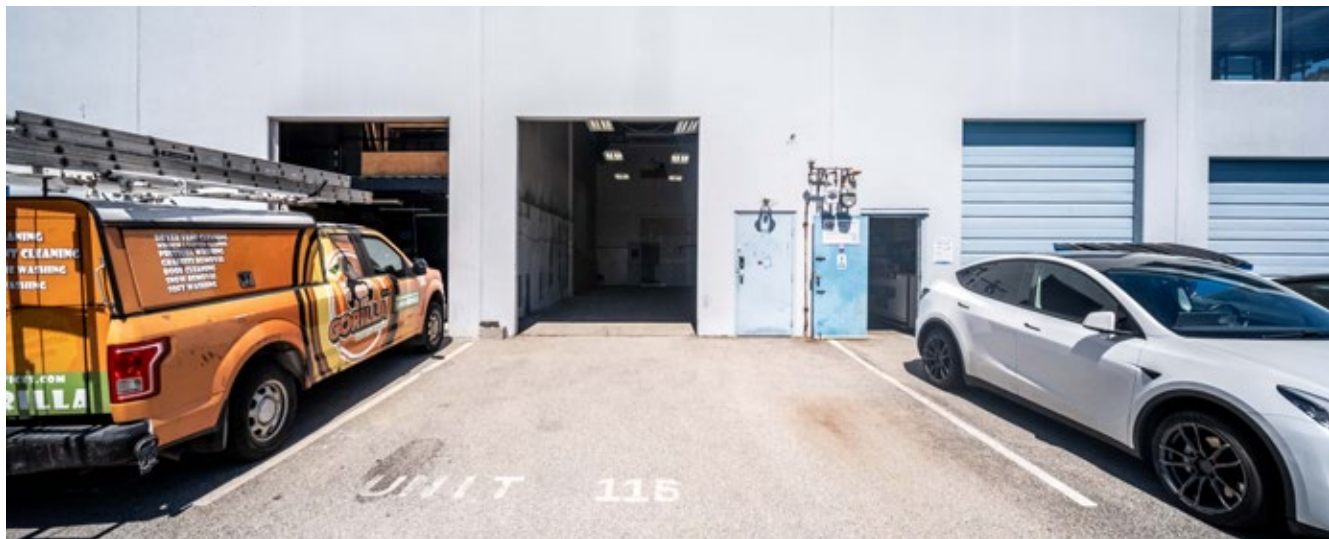
\$16.00/sf/yr

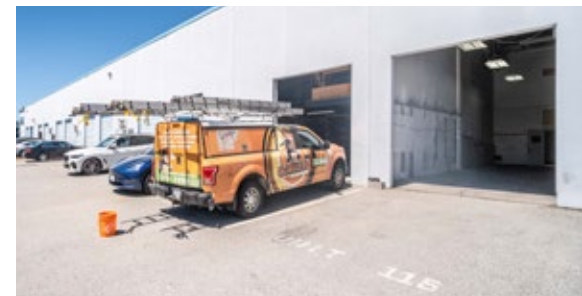
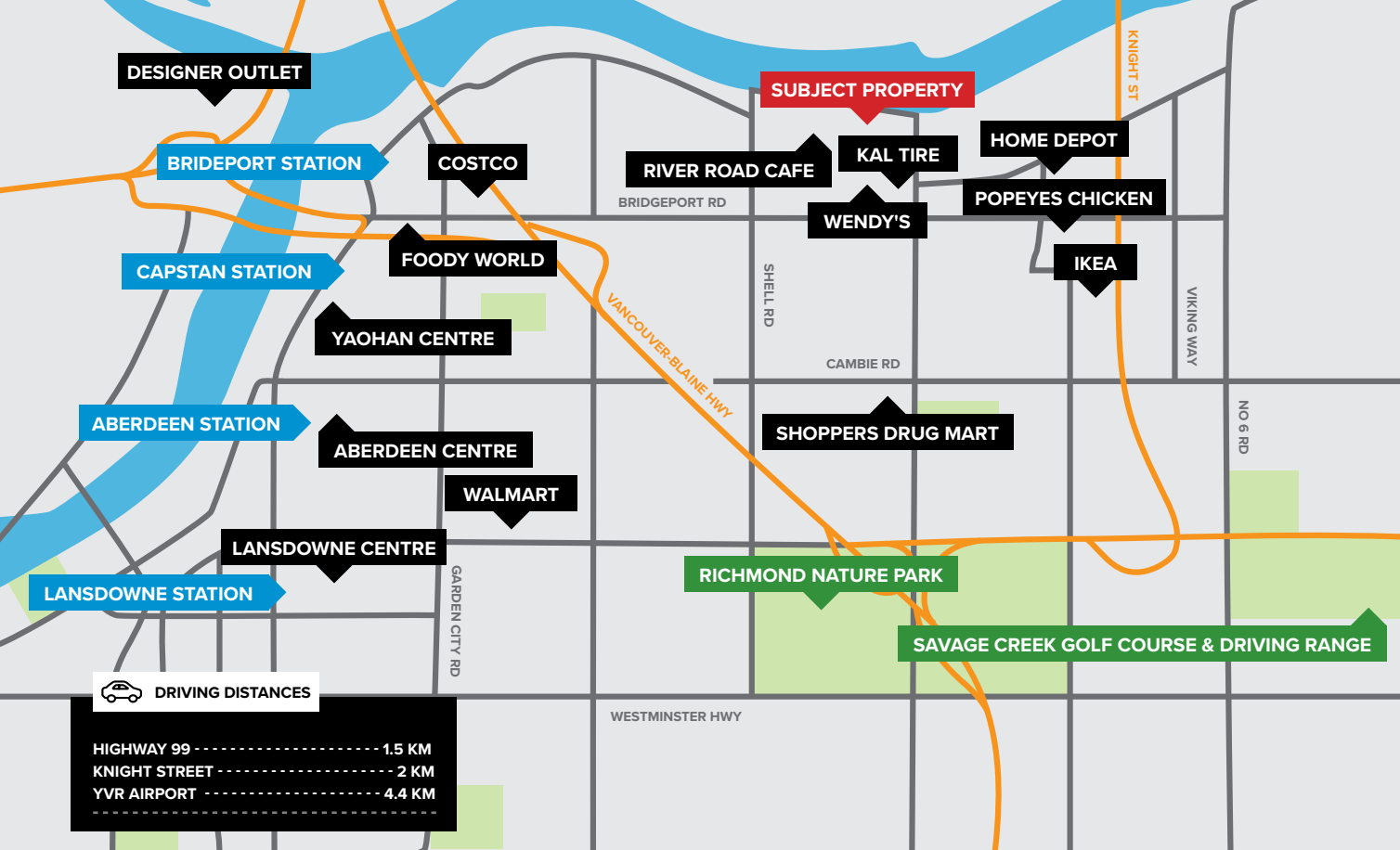
ADDITIONAL RENT

\$8.05/sf/yr

MONTHLY RENT

\$4,830.48 + GST





Location

Located on River Road between Shell Road and No. 5 Road in North Richmond's Bridgeport area, the property sits within one of Metro Vancouver's most established light industrial districts. The location provides quick access to the Knight Street Bridge, Highway 91, and Highway 99, connecting Vancouver, Burnaby, Delta, and the US border. Vancouver International Airport is approximately ten minutes away by car. Bridgeport Station on the Canada Line and bus routes along River Road provide convenient transit options, while the surrounding Bridgeport area offers amenities including Costco, River Rock Casino Resort, and numerous food and service options.

Contact Listing Agents

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