

111 - 4888 VANGUARD ROAD, RICHMOND
2,680 SF WAREHOUSE WITH 22' CLEAR CEILING HEIGHT

**FOR
LEASE**

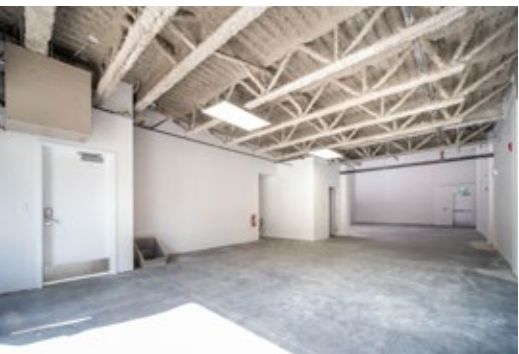


WILLIAM | WRIGHT

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





OVERVIEW

2,680 sf unit with main floor warehouse offering 1,761 sf with 22' clear ceiling height and grade loading. The second floor provides an additional 919 sf. Two washrooms have been installed by the Landlord, one on the main floor and one on the second floor. The Landlord has also added an additional electrical panel, bringing total service to 225 amps at 120/208V. The unit features an ESFR sprinkler system and high efficiency LED lighting. Two designated parking stalls included.



Two (2) washrooms installed by the Landlord, one on the main floor and one on the mezzanine



225 amps at 120/208V via additional electrical panel installed by the Landlord



22' clear ceiling height warehouse with one (1) grade level loading door



ESFR sprinkler system and high efficiency LED lighting



Convenient highway access to Highway 91, Highway 99, Knight Street Bridge, and Oak Street Bridge



Zoned IR1 allowing for a variety of uses



Salient Facts

SIZE

Main Floor: ± 1,761 SF
 Second Floor: ± 919 SF
 Total: ± 2,680 SF

ZONING

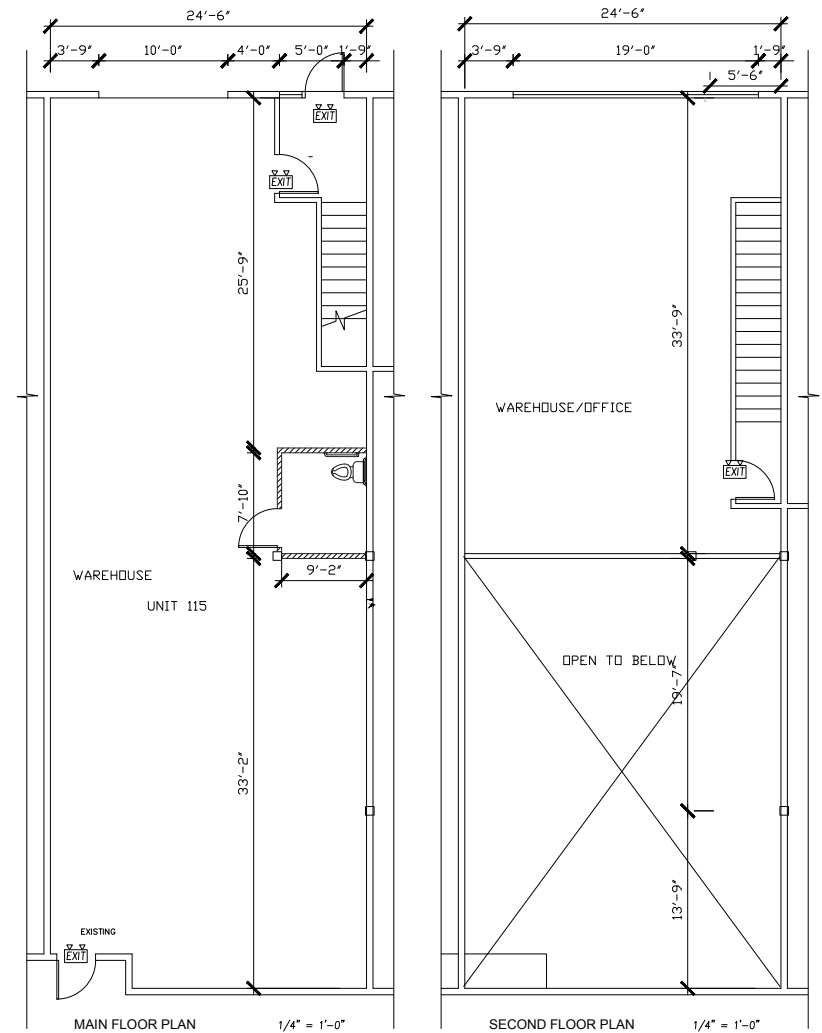
IR-1

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

Contact Listing Agents



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



DRIVING DISTANCES	
HIGHWAY 91	7 MIN DRIVE
CENTRAL RICHMOND	10 MIN DRIVE
LANSDOWNE STATION	12 MIN DRIVE
YVR AIRPORT	15 MIN DRIVE
US BORDER	20 MIN DRIVE
DOWNTOWN VANCOUVER	30 MIN DRIVE

LOCATION

Convenient highway access to Highway 91, Highway 99, the Knight Street Bridge, and the Oak Street Bridge. The property offers quick connections to YVR International Airport, Downtown Vancouver, and the U.S. border, making it ideal for businesses serving Metro Vancouver and beyond. The surrounding area is an established industrial and commercial corridor with supporting amenities and public transit connections to Bridgeport and Aberdeen Canada Line stations. IR1 zoning supports a wide range of uses including industrial, retail, wholesale, and light manufacturing.

FOR MORE INFORMATION CONTACT

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