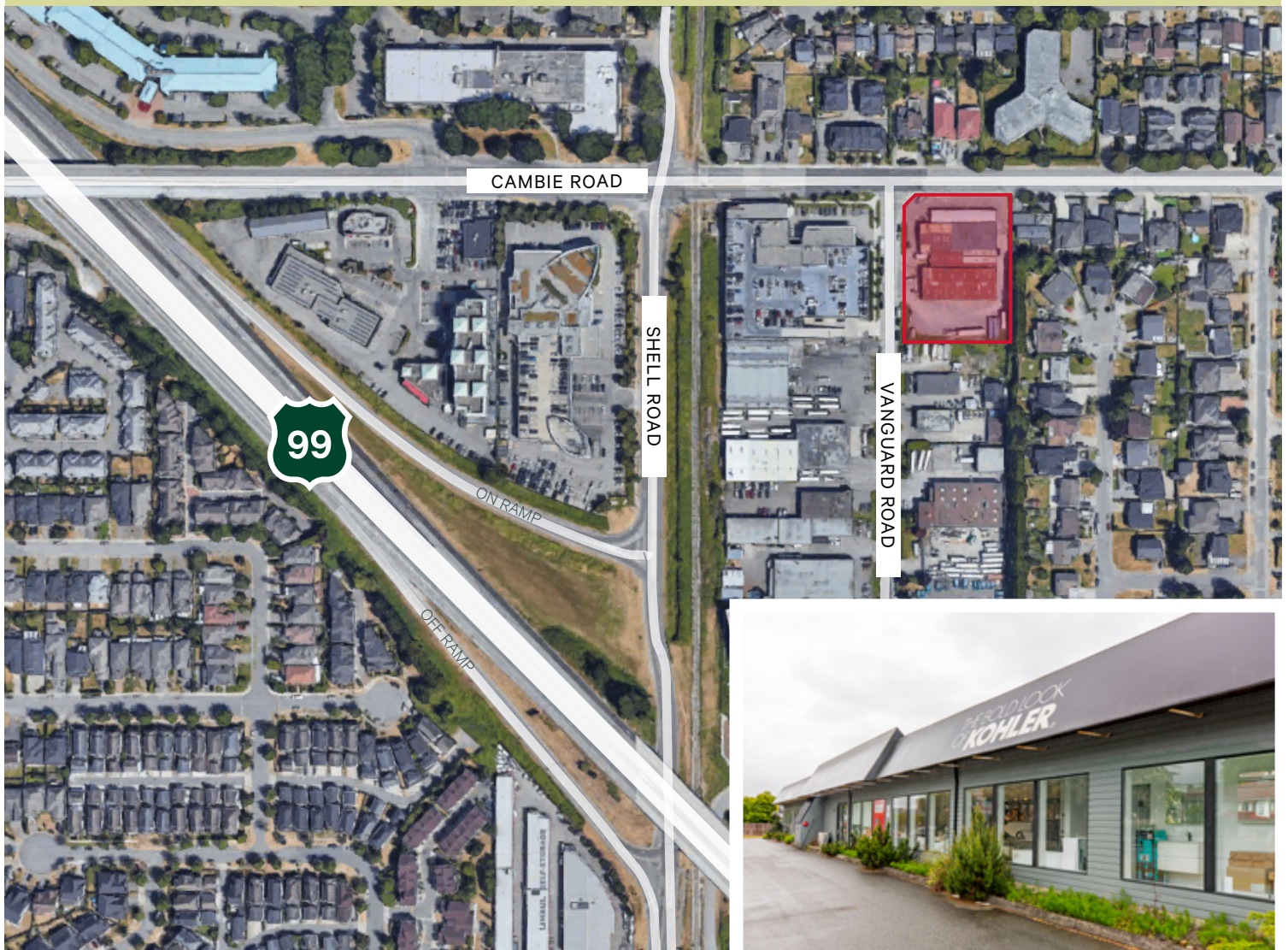


# 11180 Cambie Road

Richmond, BC

High Exposure 21,134 SF Industrial Building with  
Retail Industrial Zoning Close to Highway 99



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**CBRE**



# Opportunity

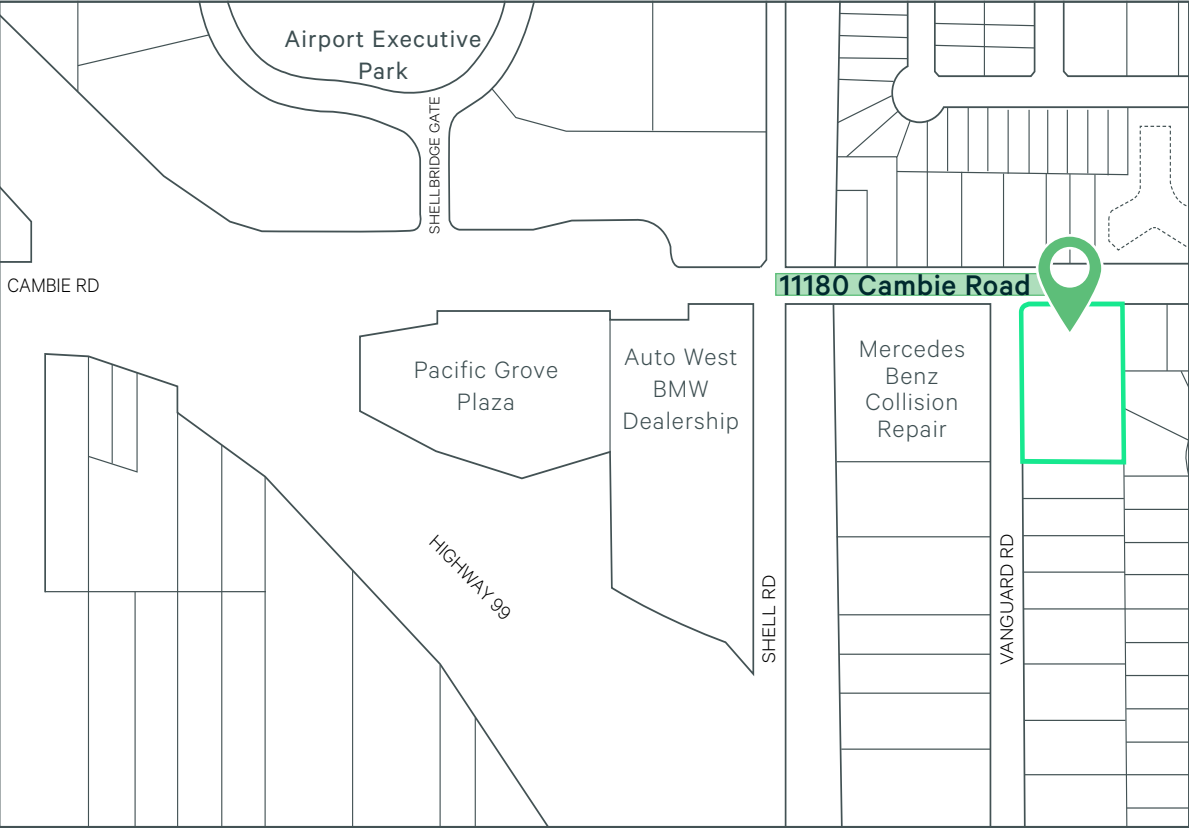
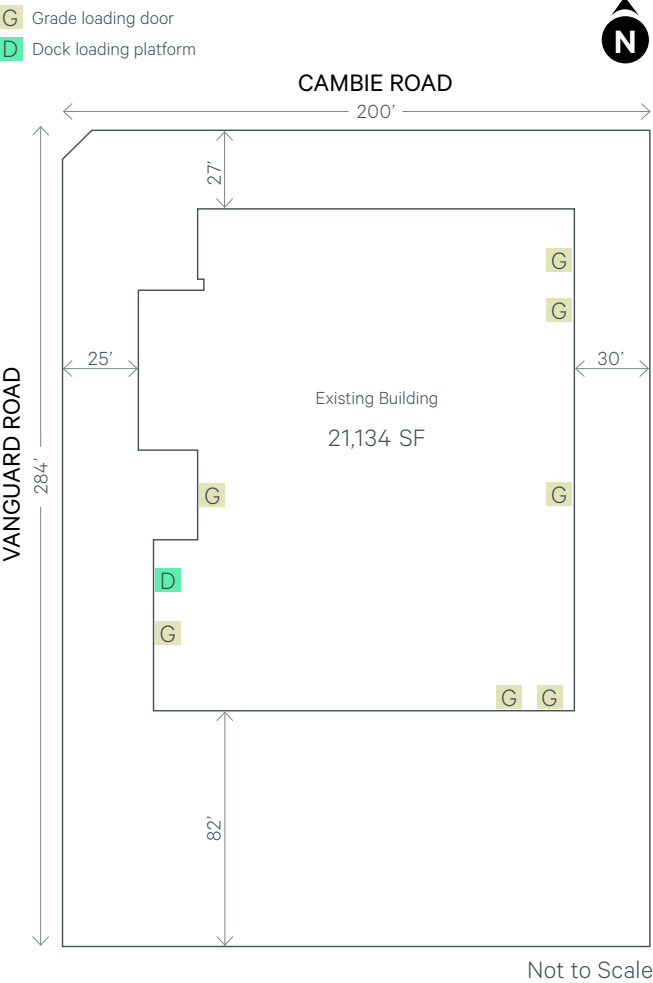
CBRE is pleased to present the opportunity to acquire **11180 Cambie Road** – a 21,134 square foot, multi-tenanted building on 1.3 acres located in the bustling Vanguard industrial-retail submarket of north Richmond. This high exposure site has excellent ingress/egress and ample on-site parking. The Property is situated on IR-1 zoned land which allows for a range of permitted uses, including building/garden supply, retail showroom, vehicle service/sales, warehousing/storage, child care. The Property is serviced by seven (7) grade level loading doors plus a dock loading platform.

## PROPERTY DETAILS

CIVIC ADDRESS	11180 Cambie Road, Richmond, BC
SITE SIZE	1.3 Acres (200 ft. x 284 ft. = 56,800 sq. ft.)
BUILDING SIZE	21,134 sq. ft. (approx.)
SITE COVERAGE	37.3%
ZONING	IR1 (Industrial Retail)
LOADING	7 grade doors + dock loading platform
PARKING	Excellent
ACCESS	Eastbound access point off Cambie Road & two access points off Vanguard Road
AVG. DAILY TRAFFIC VOLUME	26,000 cars per day
PROPERTY TAXES	\$103,016.60 (2024)
ASKING PRICE	Contact Listing Agents

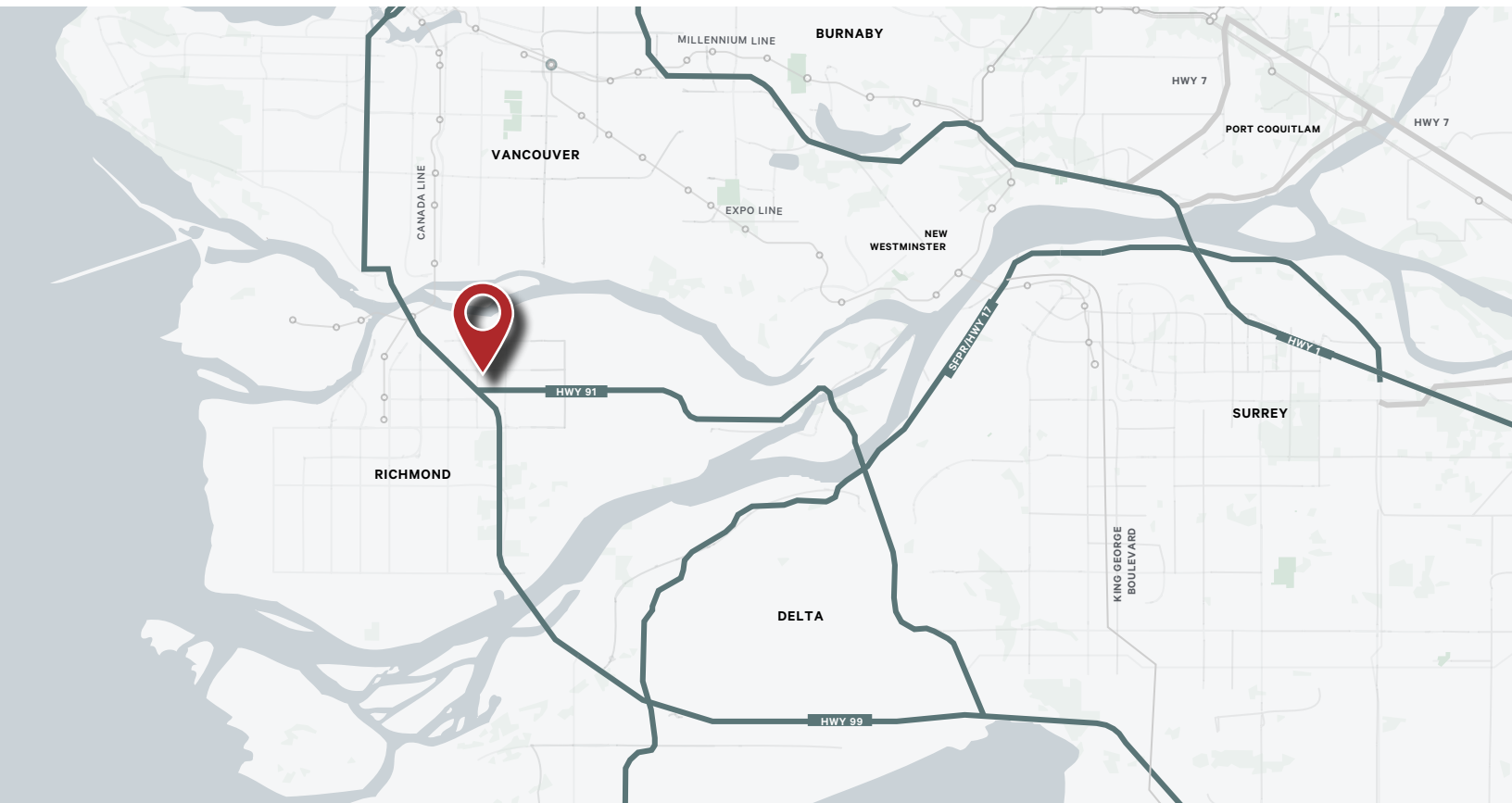


## SITE PLAN



## Location

The Property is located at the corner of Cambie Road and Vanguard Road in North Richmond, a key submarket for industrial retail. This high profile location offers convenient access across Metro Vancouver via Highway 99 and Highway 91. Centrally located in Metro Vancouver, this location offers proximity to Vancouver International Airport (YVR), ports, and major highways, making logistics straightforward for any business. Notable neighbours include Mercedes Benz, BMW and No. 1 Collision Group. Nearby restaurants, services, and plazas offer local convenience for users, including Central at Garden City and the Lansdowne Centre.



## FOR MORE INFORMATION CONTACT

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# CBRE

[cbre.ca/properties](https://cbre.ca/properties)

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