

**AVISON
YOUNG**

For Lease
12851 & 12871 Bathgate Way
Richmond, BC



Modern flex-industrial/
commercial units located
in the Crestwood industrial
area

Julian Parsons

Associate
604 757 5116
julian.parsons@avisonyoung.com

Bryn Cartwright

Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

Opportunity

Avison Young is pleased to present the opportunity to lease a small-bay warehouse and showroom space in the heart of the Crestwood industrial area. Units of this size are seldom available in the Richmond and Metro Vancouver markets. This two-building complex has recently undergone substantial renovations, and continues to be well-maintained by professional property management services.

Location

The subject property is located in the Crestwood area of North Richmond, a mainstay for big box retailers, including IKEA, Jordan’s Furniture, Trail Appliances, Staples, Home Depot and Sleep Country Canada. The steady traffic from these retailers, as well as the high visibility location on Sweden Way and Bathgate Way has proven beneficial to existing tenants.

The property provides excellent access to public transit and is within proximity to two major thoroughfares connecting Richmond to Metro Vancouver: Bridgeport Road and Knight Street. The property also benefits from proximity to Vancouver International Airport, Highway 91 and Highway 99.

Recently renovated

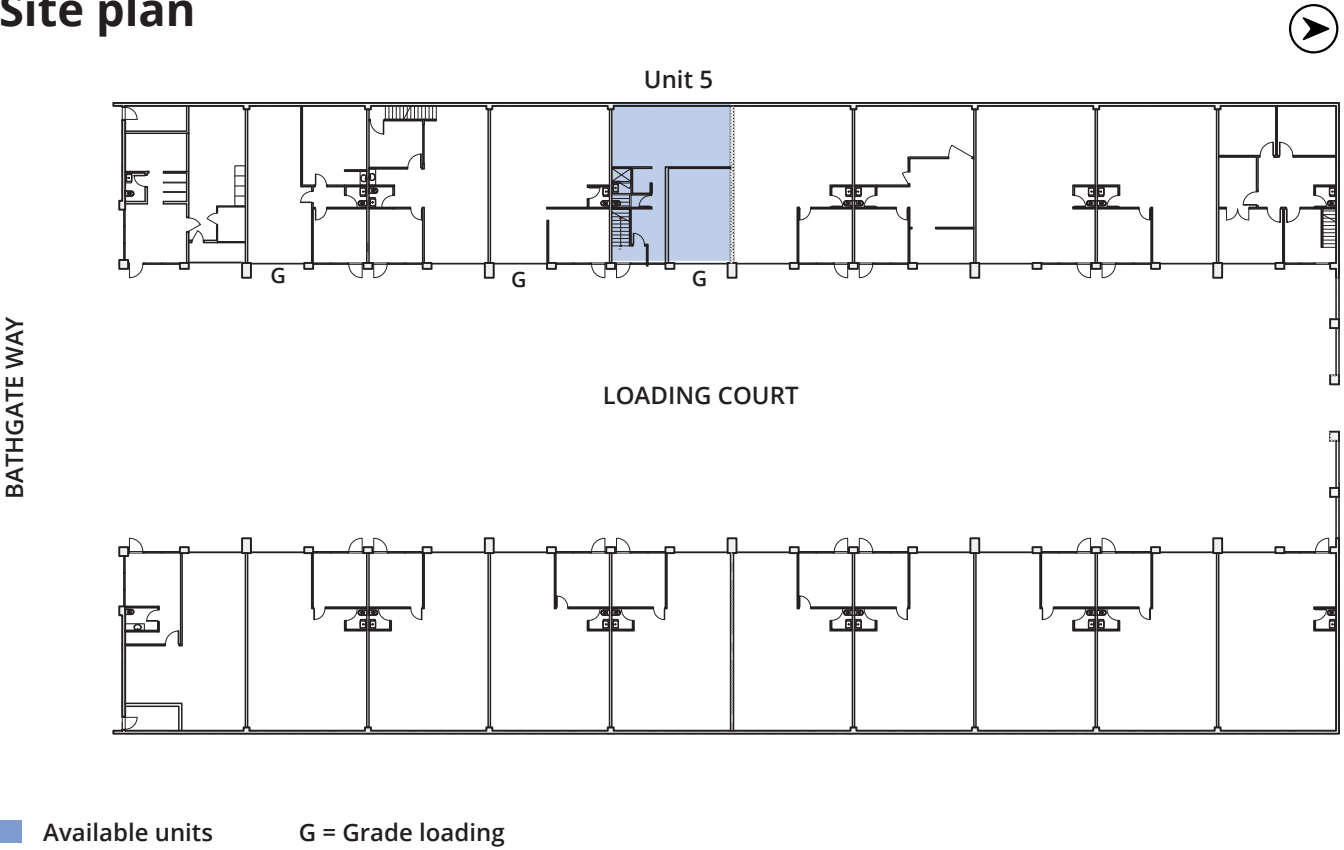
- Freshly painted white interiors
- New grade doors
- Parking surface entirely repaved
- New front podium signage
- Updated unit signs at each unit

Highlights

-  Industrial Retail (IR1) Zoning: Flexible zoning that allows for industrial, retail, recreational and office uses
-  Pylon signage
-  19’4” minimum ceiling height
-  One (1) grade-level loading door per bay



Site plan



Availability

Unit	5
Warehouse area	1,006 sf
Loading doors	One (1) grade
Availability date	Immediate

LEASE RATE
By proposal – contact listing agents for more details

ADDITIONAL RENT (2026 ESTIMATE)
\$10.10

**Warehouse areas and additional rent are subject to change*



Nearby amenities

- | | | |
|-----------------------|------------------|---------------|
| 1. Trail Appliances | 5. Leon's | 9. McDonald's |
| 2. Staples | 6. Starbucks | 10. Chevron |
| 3. IKEA | 7. Home Depot | |
| 4. Jordan's Furniture | 8. Sleep Country | |

Contact for more information

Julian Parsons

Associate

604 757 5116

julian.parsons@avisonyoung.com

Bryn Cartwright

Associate Vice President

604 647 5093

bryn.cartwright@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

[avisonyoung.ca](https://www.avisonyoung.ca)

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member