

**AVISON
YOUNG**

For Lease

4311 Vanguard Road

Richmond, BC



9,800 sf to 16,600 sf of
warehouse and office
space with yard in North
Richmond

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**Ryan Kerr Personal Real Estate Corporation*



Opportunity

Exclusive opportunity to lease 9,800 sf to 16,600 sf of warehouse and office space in North Richmond. Situated on the highly desirable Vanguard Road corridor, the property is ideally located in one of Metro Vancouver’s most desirable industrial locations.

The property has three (3) size options between 9,800 sf and 16,600 sf along with a bonus yard area totaling approximately 6,500 sf. Building is sprinklered and updated with LED lighting throughout.

Property highlights

CONSTRUCTION

Concrete block

ZONING

IR1- Industrial Retail Zoning, allows for a wide variety of general uses such as storage, manufacturing, retail, warehouse sales and more

LOADING

Total of six (6) grade-level loading doors - three (3) 12’ x 12’ and three (3) 12’ x 14’

CEILING HEIGHT

20’ clear ceiling height

POWER

400 amp, 600 volt, 3-phase electrical service

HEATING

Radiant overhead heating system along with HVAC throughout warehouse and office

LAYOUT

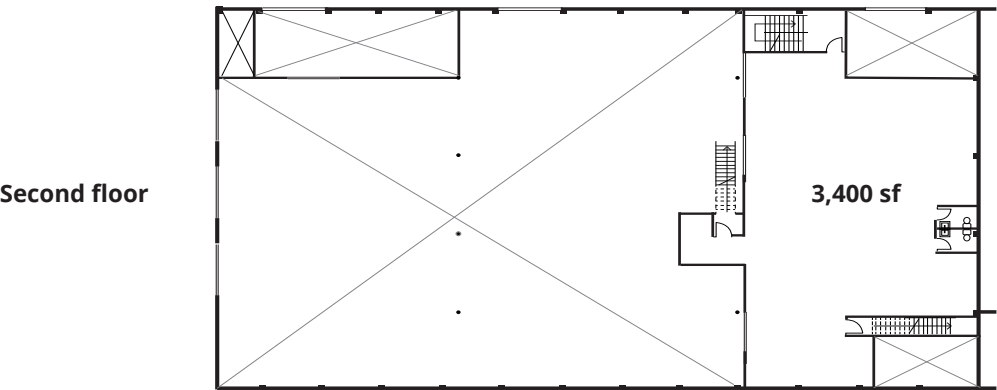
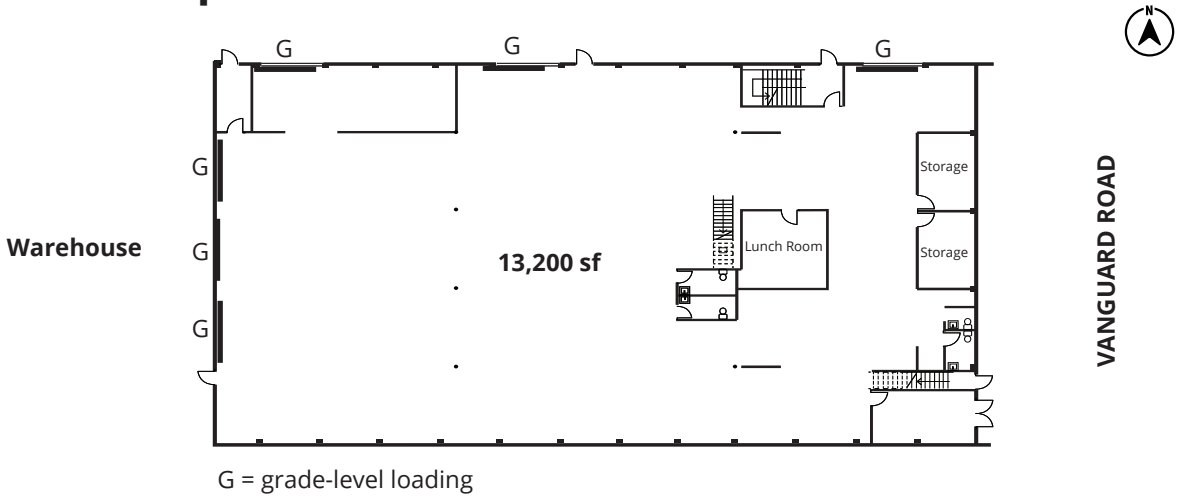
All demising options include a boardroom, lunchroom, and open office area

PARKING

10+ designated stalls



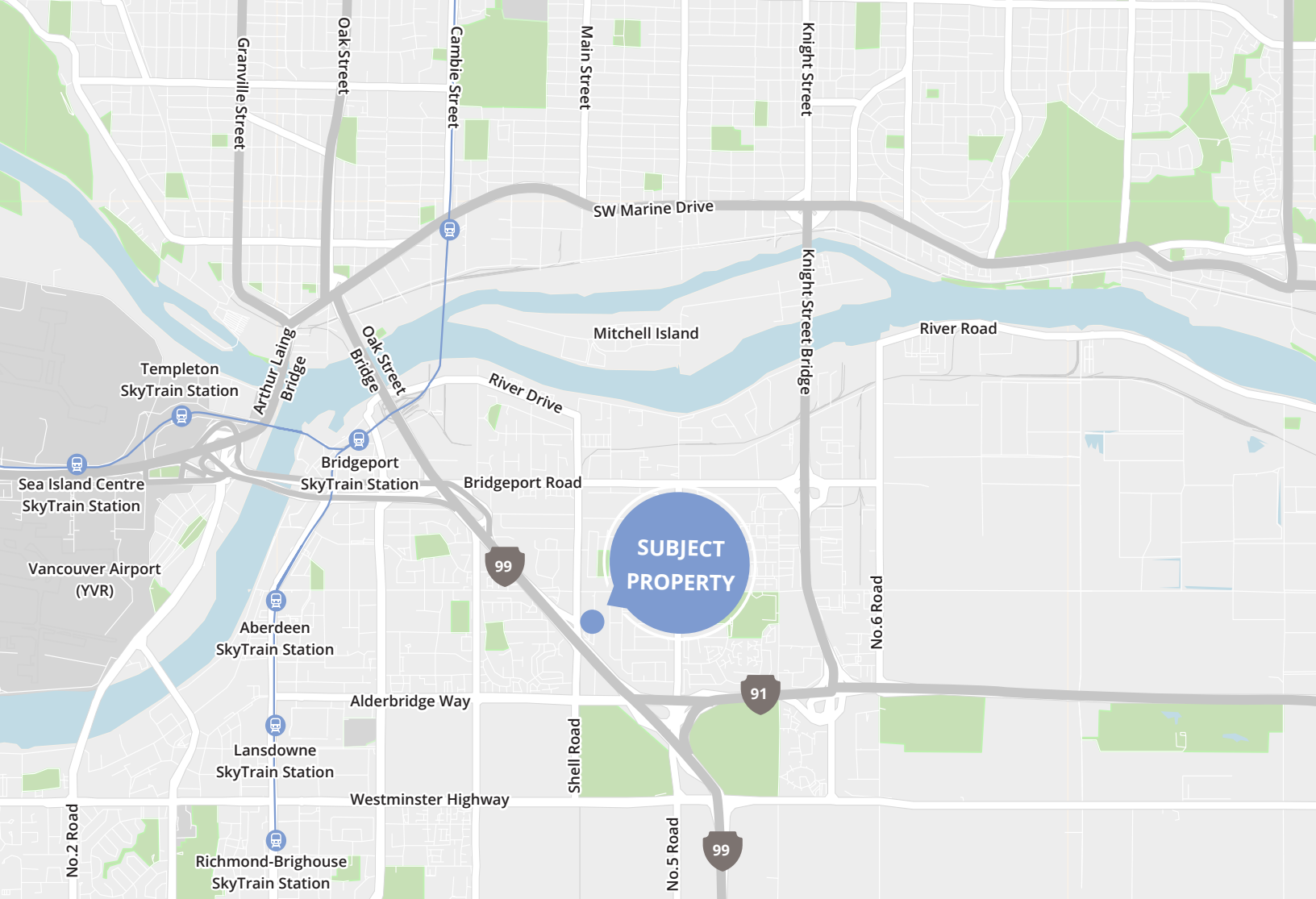
Option 1 floor plan



**Please inquire with listing agents for demising option plans*

Demising options

Breakdown	Option 1	Option 2	Option 3
Total area	Warehouse: 13,200 sf Second floor: 3,400 sf Total: 16,600 sf	Warehouse: 7,400 sf Second floor: 3,400 sf Total: 10,800 sf	Warehouse: 7,400 sf Second floor: 2,400 sf Total: 9,800 sf
Loading	Six (6) grade	Three (3) grade	Three (3) grade
Asking lease rate	\$19.50 psf, net	\$20.00 psf, net	\$20.00 psf, net
Additional rent (2025)	\$6.00 psf	\$6.00 psf	\$6.00 psf
Availability	January 1, 2026	January 1, 2026	January 1, 2026



Drive times

Cambie Road	1 minute
Bridgeport Road	2 minutes
Highway 99	2 minutes
Highway 91	4 minutes
YVR	10 minutes
US/Canada Border Crossing	30 minutes



Location

The property is located on Vanguard Road in North Richmond, a prime industrial retail area with excellent connectivity across Metro Vancouver. Key routes like Highway 99, Highway 91, and the Knight and Oak Street Bridges are within a 10-minute drive, connecting to Vancouver, Burnaby, Delta, and Surrey. Bridgeport Road, just 4 minutes away, offers easy access to restaurants, shops, services, and transit.

Contact for more information

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