

FOR LEASE

# 11571 BRIDGEPORT ROAD

RICHMOND, BRITISH COLUMBIA



## RARE FREESTANDING INDUSTRIAL RETAIL BUILDING FOR LEASE

Exposure to 24,500 vehicles per day  
(Average daily vehicle count)



# 11571 BRIDGEPORT ROAD

## Richmond, British Columbia

### OPPORTUNITY

Rare opportunity to lease a freestanding building located on the corner of Bridgeport Road and Olafsen Avenue. The property's prime location on Bridgeport Road, a major thoroughfare connecting YVR Vancouver International Airport to East Richmond and beyond, means tenants will benefit from excellent exposure to over **24,500 vehicles per day**.

#### IR-1 ZONING:

Industrial retail - allowing a wide range of retail and warehousing uses

#### FEATURES:

- High exposure corner along Bridgeport Road
- Efficient layout with multiple access points
- Two convenient access points via Bridgeport Road and Olafsen Avenue
- Large freestanding pylon sign for additional exposure
- Separate rear loading area
- 22' clear ceiling heights
- LED lighting
- Professional landscaping

**BASIC RENT:** ~~\$25.00 PSF~~ PRICE REDUCED \$21.00 PSF

**ADDITIONAL RENT:** Contact listing agent

**LOADING:** Three (3) grade loading doors in front  
One (1) grade loading door at side of building

**PARKING:** 16 Dedicated parking stalls

**AVAILABILITY:** Immediately



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## FLOOR PLAN

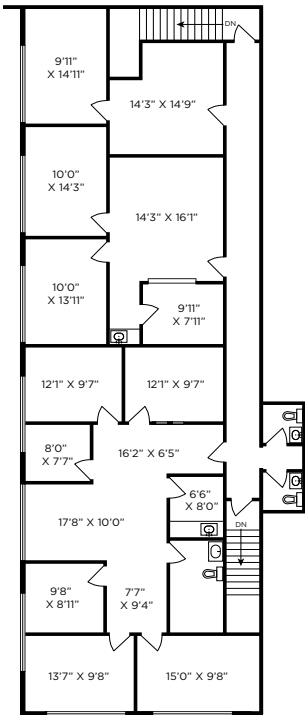
### BUILDING SIZE:

Main Floor: 10,879 SF

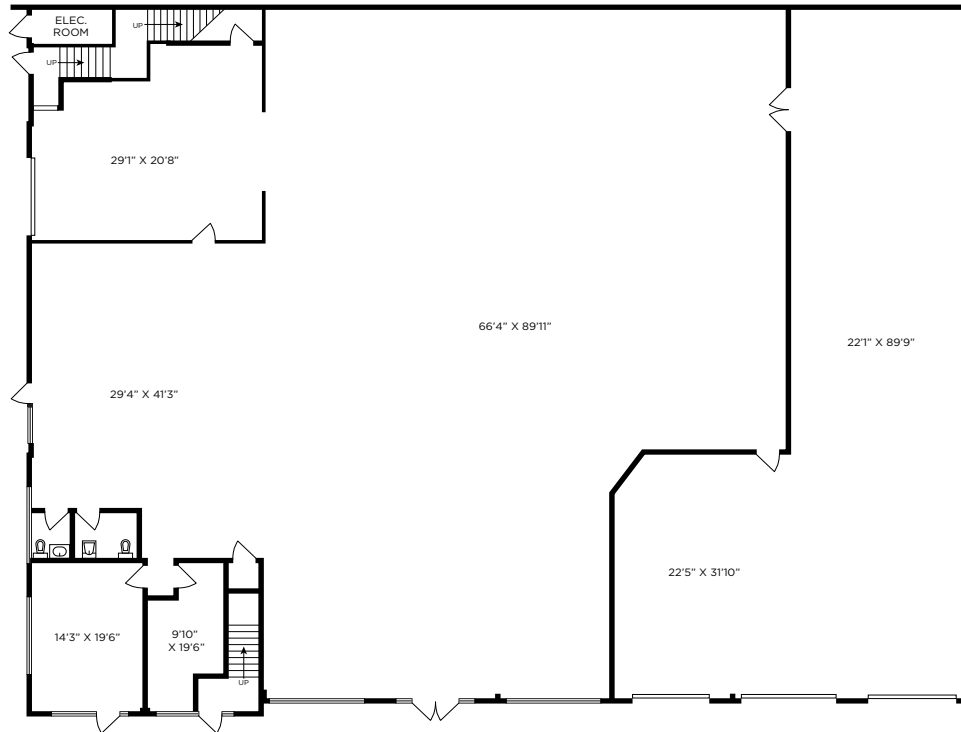
Second Floor Office Space: 3,130 SF

**Total Area 14,009 SF**

SECOND FLOOR



MAIN FLOOR





**DRIVING TIME:**

**10**  
MIN  
TO YVR AIRPORT

**16**  
MIN  
TO OAKRIDGE CENTRE

**15**  
MIN  
TO RICHMOND CENTRE

**20**  
MIN  
TO DELTAPORT



**FOR MORE INFORMATION, PLEASE CONTACT:**

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