

FOR LEASE

12120/VULCAN WAY

RICHMOND, BC

WAREHOUSE WITH GREAT EXPOSURE



For more information, contact:

GRAHAM WILLIAMS

Senior Associate
+1 604 837 1819
graham.williams@cushwake.com

NOAH FREEDMAN

Associate Vice President
+1 604 640 5858
noah.freedman@cushwake.com



FOR LEASE

12120/VULCAN WAY

RICHMOND, BC

LOCATION

The subject property is located in the Crestwood Industrial District, south of River Road between No. 5 Road and Sweden Way on Vulcan Way.

PROPERTY DESCRIPTION

This four (4) unit multi-tenant facility offers any light manufacturing or distribution corporation efficient design characteristics, an excellent image. This location offers excellent access via Bridgeport Road (Highway 91) and the abundant amenities at the Crestwood Industrial District.

AVAILABLE AREA

Warehouse Area	Office Area	Total Area	Loading	Available
2,747 SF	400 SF	3,147 SF	1 grade	Now

ZONING

IR1 (Business Park Industrial District). Permits a wide variety of light manufacturing, distribution and retail uses.

LEASE RATES

\$20.00 PSF

ADDITIONAL RENT (2025)

\$7.92 PSF annually

PROPERTY HIGHLIGHTS

- Tilt-up concrete construction
- Attractive landscaping
- Grade level loading
- 22' warehouse ceiling height (to be confirmed)
- 208 Volt/100 Amp power(to be confirmed)
- Gas-fired unit heaters
- Extensive parking
- Excellent location



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**Drive Times
To/From
12120 Vulcan Way
Richmond, BC**

1. 20 Minute drive to the Delta Port
2. 10 Minute drive to Vancouver International Airport
3. 30 Minute drive to Downtown Vancouver

