

FOR LEASE

# 3 & 4 / 14211 BURROWS RICHMOND, BC



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FOR LEASE

# 3 & 4 / 14211 BURROWS

RICHMOND, BC

## LOCATION

Ideally situated near Knight Street and Bridgeport Road, the property offers excellent access to Highway 91, Highway 99, and YVR—making it well-positioned to service the Vancouver, Burnaby, and Delta markets.

## AVAILABLE AREA

Warehouse	8,070 SF
Main Floor Office	3,953 SF
Upstairs Office	4,160 SF
<b>Total</b>	<b>16,182 SF</b>

## PROPERTY HIGHLIGHTS

- Two (2) dock loading doors
- Abundant parking
- 24' clear ceiling heights in warehouse
- Four (4) Finished washrooms
- 200 amps of power
- HVAC in Office

## ASKING RATE

WAREHOUSE: \$18.00 PSF  
OFFICE: \$14.00 PSF

## ADDITIONAL RENT

\$5.29 PSF (2025 EST)  
5% Management fee

## AVAILABILITY

Immediately



## Drive Times To/From 3 & 4 - 14211 Burrows Road, Richmond

1	DOWNTOWN VANCOUVER	35 minutes
2	VANCOUVER INTERNATIONAL AIRPORT	10 minutes
3	DELTA PORT	30 minutes

