

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)



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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

ADDITIONAL RENT: \$6.75 PSF (2024)

LOADING: Three grade loading doors in front
One grade loading door at side of building

PARKING: 16 Dedicated parking stalls

AVAILABILITY: Immediately



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FLOOR PLAN

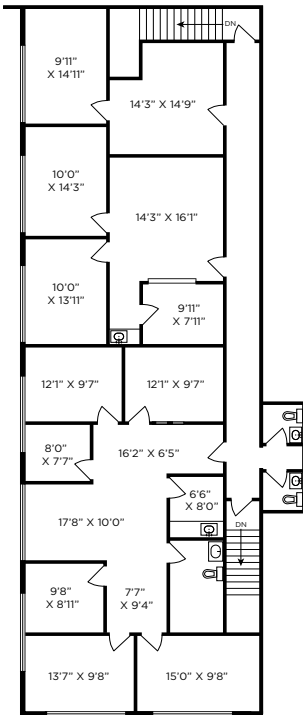
BUILDING SIZE:

10,879 SF (1st Floor)

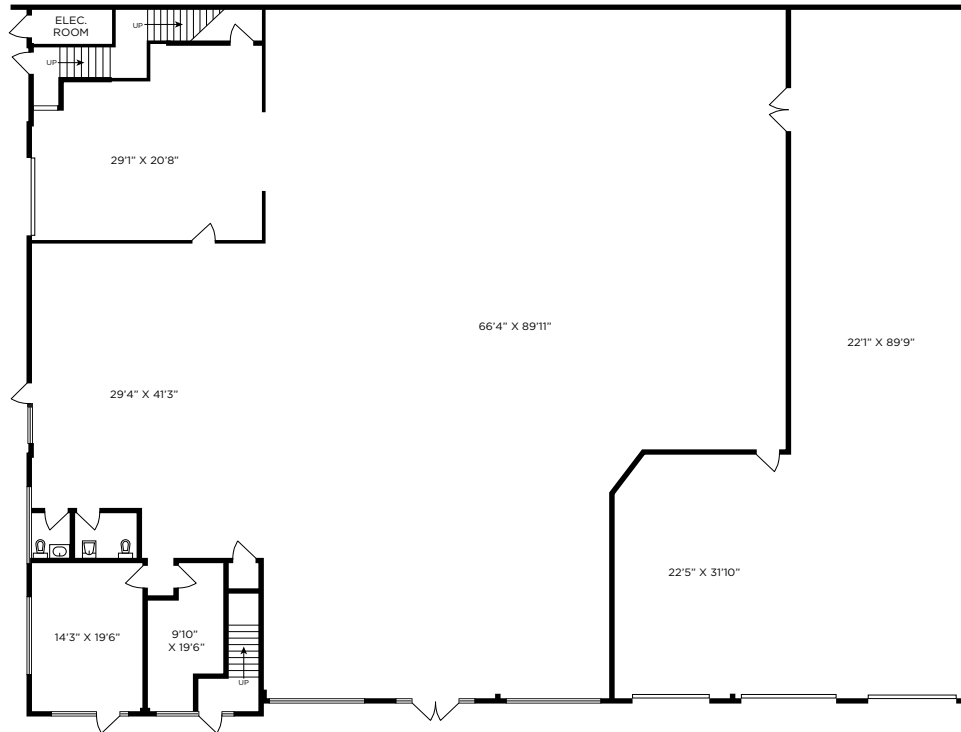
3,130 SF (2nd Floor)

14,009 SF Total Area

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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