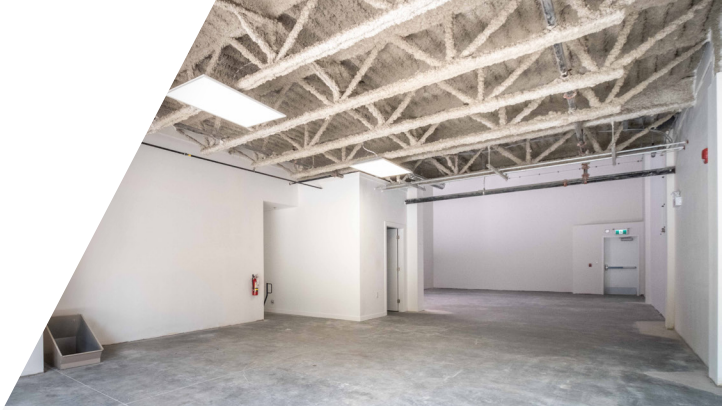
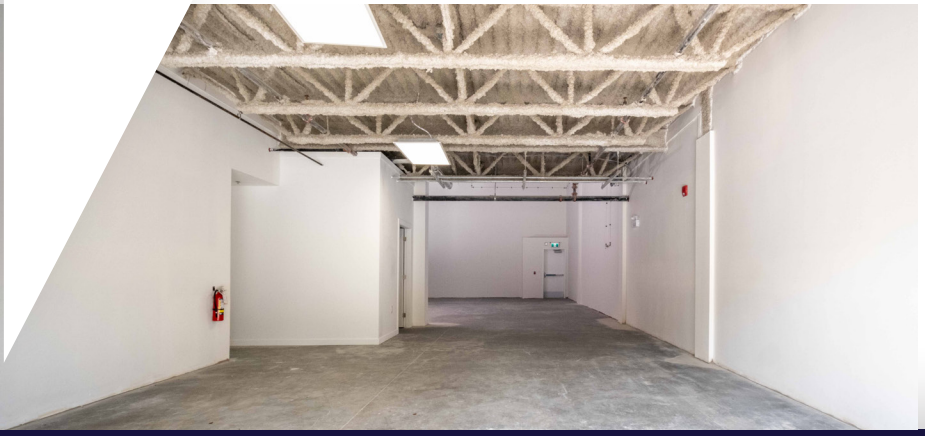
UNIT 111
4888 VANGUARD ROAD
Richmond, BC



FOR SALE OR LEASE
2,680 SF WAREHOUSE WITH 22' CLEAR CEILING HEIGHT

CUSHMAN & WAKEFIELD







THE OFFERING

2,680 SF unit with main-floor warehouse offering 1,761 SF with 22’ clear ceiling height and grade loading. The second floor provides an additional 919 SF. Two washrooms have been installed by the Landlord, one on the main floor and one on the second floor. The Landlord has also added an additional electrical panel, bringing total service to 225 amps at 120/208V. The unit features an ESFR sprinkler system and high-efficiency LED lighting. Two designated parking stalls included.

PROPERTY HIGHLIGHTS

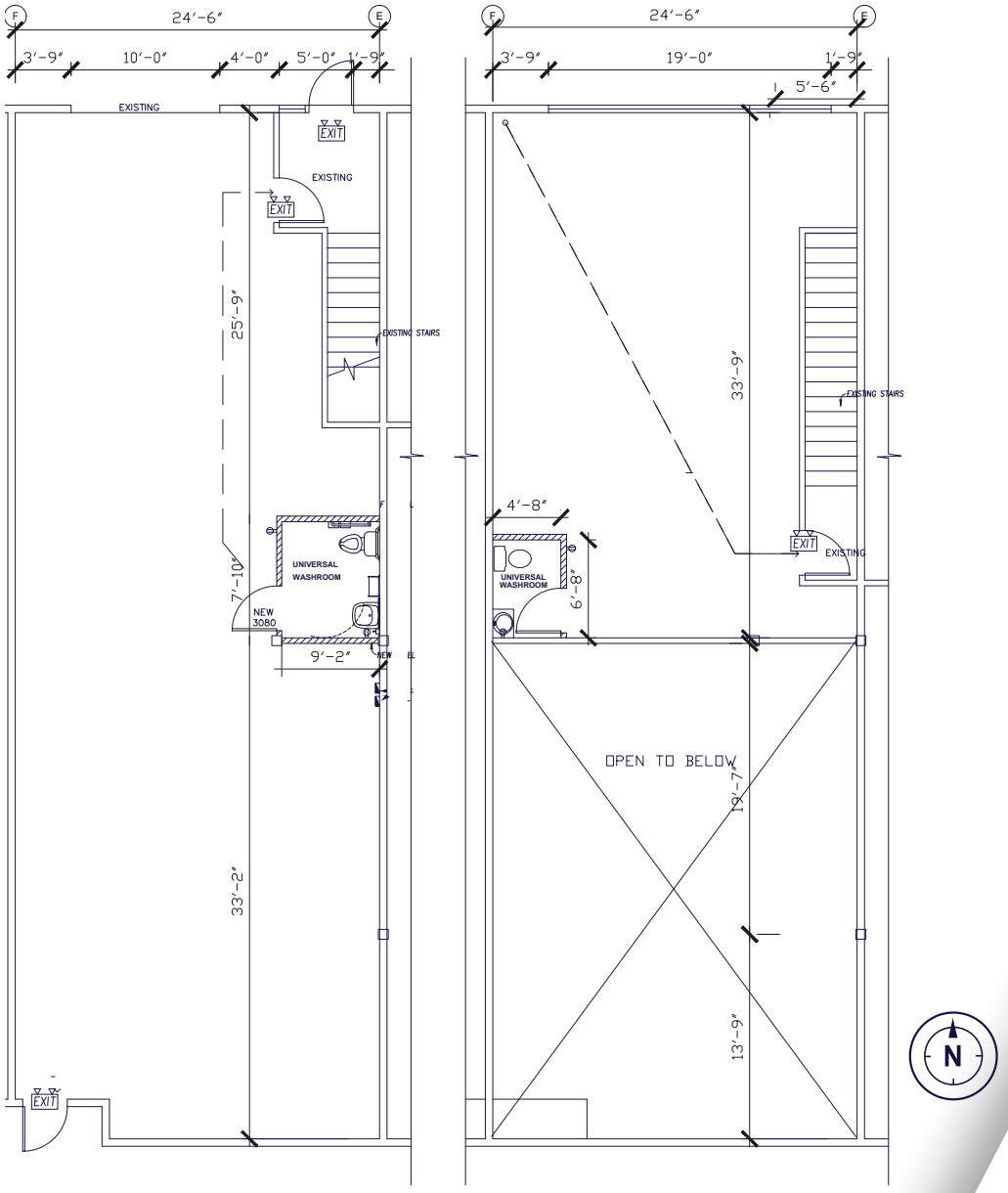
- Two washrooms installed by the Landlord, one on the main floor and one on the mezzanine
- 225 amps at 120/208V via additional electrical panel installed by the Landlord
- 22’ clear ceiling height warehouse with one grade-level loading door
- ESFR sprinkler system and high-efficiency LED lighting
- Convenient highway access to Highway 91, Highway 99, Knight Street Bridge, and Oak Street Bridge
- Zoned IR1, allowing for a variety of uses

FLOORPLANS



SALIENT DETAILS

UNIT 111		
LEASABLE SIZE	Main Floor	± 1,761 SF
	Second Floor	± 919 SF
	Total	± 2,680 SF
ZONING	IR-1	
BASIC RENT	$19.00/SF	
ADDITIONAL RENT	$8.14/SF	
SALE PRICE	$1,420,000	



MAIN FLOOR **SECOND FLOOR**

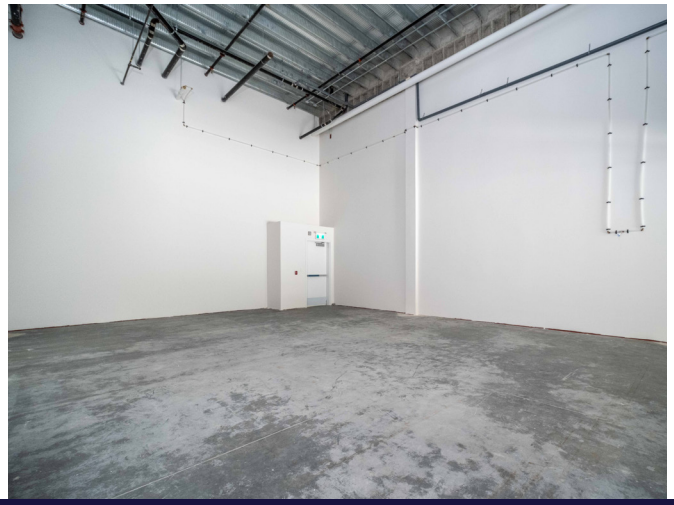
Listing-Specific Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important. Floorplan is for illustration purposes only.

WAREHOUSE











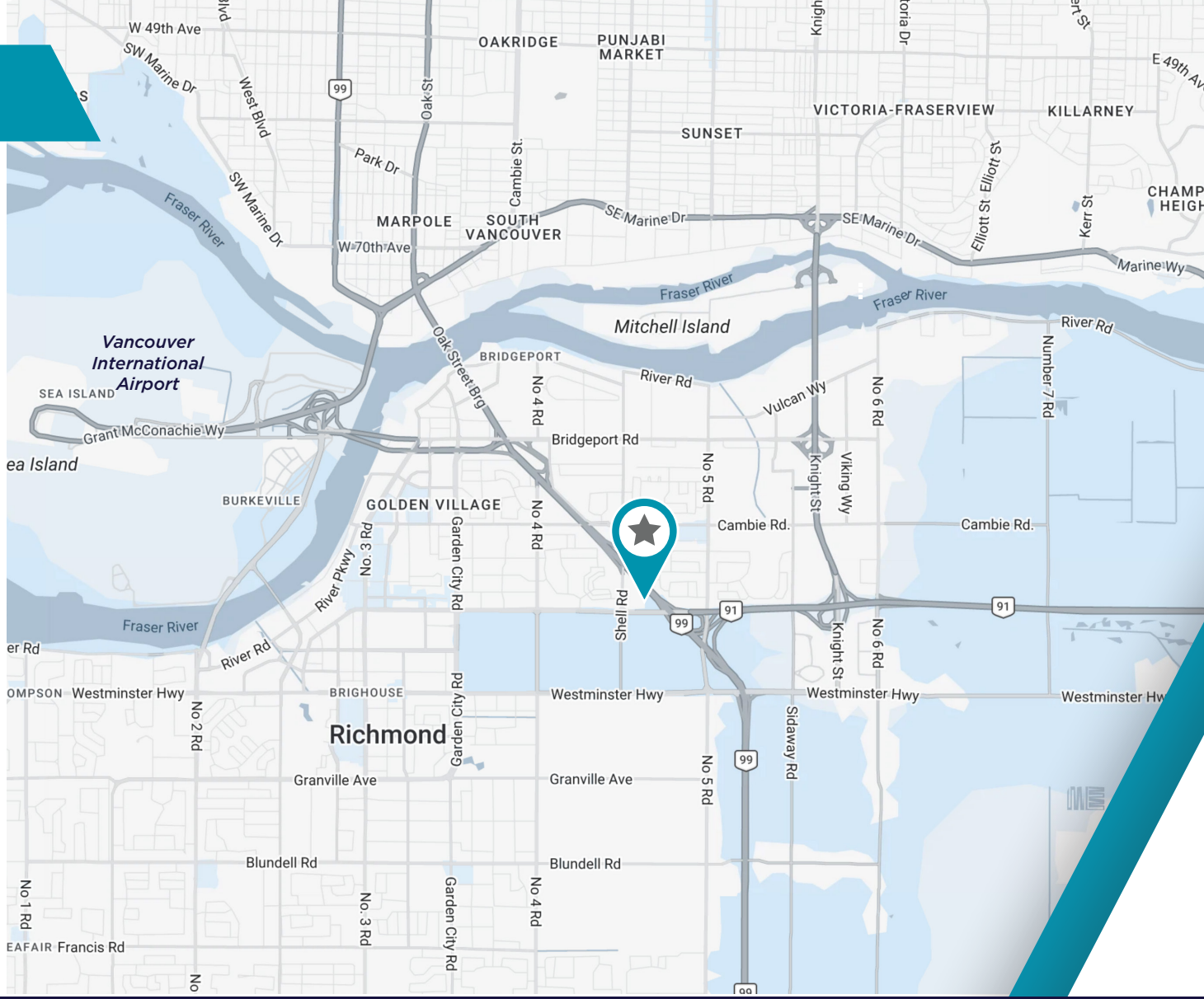
LOCATION

Richmond

Convenient highway access to Highway 91, Highway 99, the Knight Street Bridge, and the Oak Street Bridge. The property offers quick connections to YVR International Airport, Downtown Vancouver, and the U.S. border, making it ideal for businesses serving Metro Vancouver and beyond. The surrounding area is an established industrial and commercial corridor with supporting amenities and public transit connections to Bridgeport and Aberdeen Canada Line stations. IR1 zoning supports a wide range of uses including industrial, retail, wholesale, and light manufacturing.

DRIVE TIMES

LOCATION	MINUTES
Central Richmond	10 mins
Highway 91	7 mins
Lansdowne Station	12 mins
YVR Airport	15 mins
U.S. Border	20 mins
Downtown Vancouver	30 mins



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