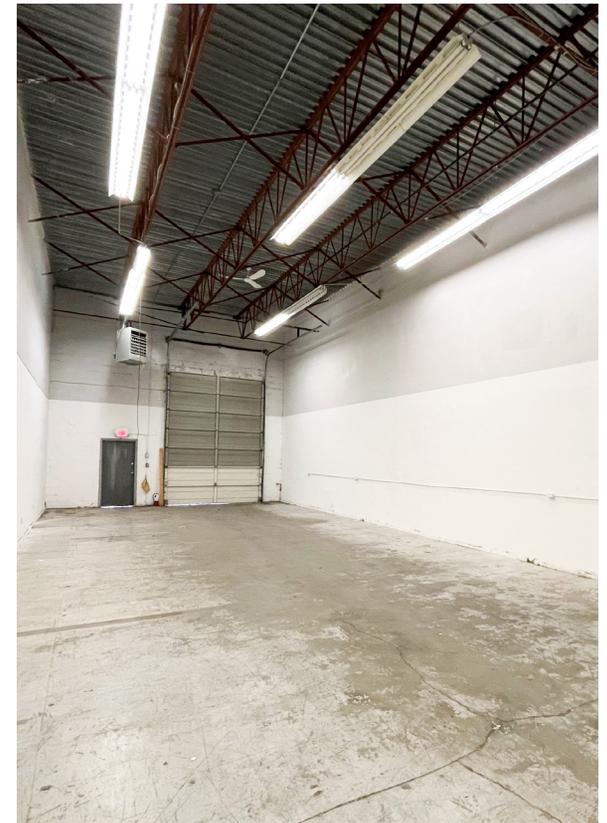


Units 1A, 2, & 3

11460 Voyageur Way

Richmond, BC



Small Bay Warehouse Units With Grade Loading & Flexible Lease Terms

Contact Us

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Units 1A, 2, & 3 - 11460 Voyageur Way
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Industrial & Office | For Lease

Property Details

Address	11460 Voyageur Way Richmond, BC	
Unit	Unit 1A	
Size	Second Floor Office (Office Only)	1,087 SF
Unit	Unit 2	
Size	Main Floor	2,294 SF
	Second Floor Office	1,092 SF
	Second Floor Storage	612 SF
	Total	3,998 SF
Unit	Unit 3	
Size	Main Floor	2,322 SF
	Second Floor Office	1,134 SF
	Total	3,456 SF

Zoning	Z116 (Light Industrial)	
Available	Immediately	
Basic Rent	Unit 1A:	\$18.00 PSF, net
	Units 2, 3:	\$24.00 PSF, net
Taxes and Operating Costs	\$5.35 per sq. ft. (2022 est.)	



Building Features



Private washrooms



Ample on site parking



18' warehouse ceiling heights



1 drive in grade loading door per unit



3 phase electrical service



Private offices, open work area

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The Location

The subject property is located in North Richmond, just south of Bridgeport Road on Voyageur Way, between Simpson Road and Shell Road. The Bridgeport industrial area is a well-established location with excellent access to Downtown Vancouver, the Airport, the Border and Highways 99 and 91. The immediate proximity to North Richmond's many amenities make the location highly desirable.

Driving Times

<p>15 YVR Airport</p>	<p>16 South Fraser Perimeter Road</p>
<p>25 Trans-Canada Highway</p>	<p>27 Deltaport</p>
<p>32 Fraser Surrey Docks</p>	<p>57 US/Canada Border</p>

Nearby Amenities

- IKEA
- The Home Depot
- Jordan's Furniture
- Cambie Community Centre
- Shoppers Drug Mart
- Staples
- White Spot
- Starbucks Coffee
- Subway
- McDonald's
- Richmond Driving Range
- Green Acres Golf Course



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