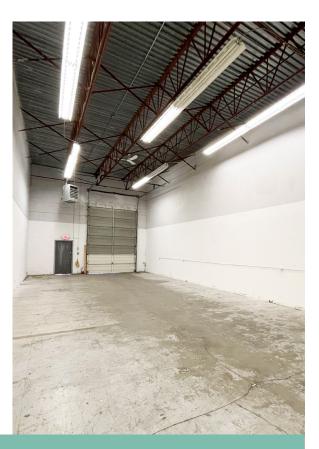


Units 1A, 2, & 3

# 11460 Voyageur Way

Richmond, BC





Small Bay Warehouse Units With Grade Loading & Flexible Lease Terms

**Contact Us** 

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## **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 ZI16 (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

X 18' warehouse ceiling heights

3 phase electrical service



Ample on site parking

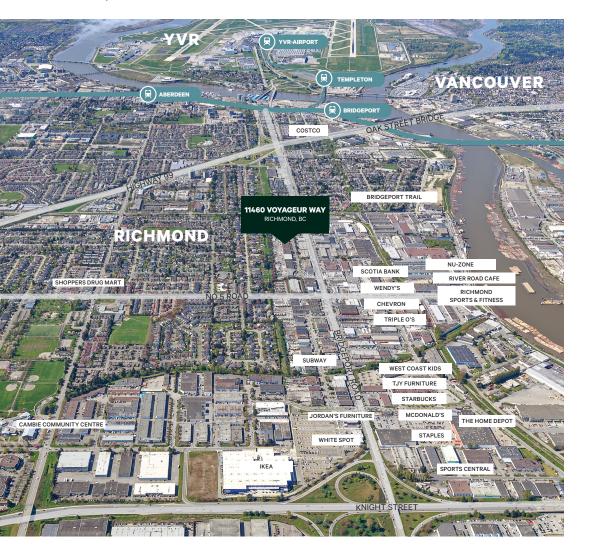


1 drive in grade loading door per unit



Private offices, open work area

#### Units 1A, 2, & 3 - 11460 Voyageur Way Richmond, BC



### **Industrial & Office** | For Lease



# 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**

YVR Airport

Trans-Canada Highway

32 Fraser Surrey

Perimeter Road

Deltaport

US/Canada

#### **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

**CBRE** 

Contact Us

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