

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	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

15

YVR Airport

16

South Fraser
Perimeter Road

25

Trans-Canada
Highway

27

Deltaport

32

Fraser Surrey
Docks

57

US/Canada
Border

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

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