

**383-13988 CAMBIE ROAD, RICHMOND**  
2,200 SQFT INDUSTRIAL UNIT AND SHOWROOM SPACE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**MATTHEW HO**  
PERSONAL REAL ESTATE CORPORATION  
matthew.ho@williamwright.ca  
604.428.5255

**STEVEN LAM**  
PERSONAL REAL ESTATE CORPORATION  
steven@williamwright.ca  
604.428.5255





**10x12 rear grade loading**



**19' clear ceiling height**



**Street exposure with signage opportunity along No. 6 Road**



**Efficient full warehouse layout without second floor office**

**FOR LEASE**  
**383-13988 CAMBIE ROAD**

2,200 sq. ft. industrial unit situated with street exposure onto No. 6 Road. The unit comprises a 2,200 sq. ft. warehouse area with up to 19' clear ceiling height, 10x12 rear grade-loading, and demised showroom space. The unit includes two reserved parking stalls, one shared customer stall, and one loading stall at the rear.





## SALIENT FACTS

Size Breakdown	± 2,200 SQFT*
Parking	2 reserved stalls (1 front 1 rear) 1 loading stall 1 shared customer stall
Zoning	IB1
Basic Rent*	Contact Listing Agents
Additional Rent	\$6.90/FT

\*Measurements are approximate. Tenant or Tenant's agent to verify if deemed important.



## DRIVING DISTANCES

HWY 91 12 MIN DRIVE

LANSDOWNE SKYTRAIN 12 MIN DRIVE

YVR AIRPORT 15 MIN DRIVE

DOWNTOWN VANCOUVER 32 MIN DRIVE



SUBJECT PROPERTY



## LOCATION

Conveniently nestled within the bustling No. 6 Road corridor and easily accessible via the Hwy 91 exit, the subject property, offers seamless transportation links to Vancouver and beyond. This sought-after address not only ensures high visibility but also provides proximity to major transportation arteries, facilitating efficient connectivity. The subject strategic positioning within Richmond's thriving business hub renders it an ideal choice for establishing a presence in Metro Vancouver.

## FOR MORE INFORMATION CONTACT

**MATTHEW HO**  
PERSONAL REAL ESTATE CORPORATION  
matthew.ho@williamwright.ca  
604.428.5255

**STEVEN LAM**  
PERSONAL REAL ESTATE CORPORATION  
steven@williamwright.ca  
604.428.5255