

For Lease

# Unit A 12711 No. 5 Road

Richmond, BC



9,612 SF Warehouse Unit with Dock Loading in South Richmond

## Terry Butt

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Associate Vice President  
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## Carter Anderson

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**CBRE**

# Property Details

## Building Size

Office	882 SF
Mezzanine	683 SF
Warehouse	8,047 SF
<b>Total</b>	<b>9,612 SF</b>

## Ceiling Height

18' clear

## Loading

2 dock doors with levelers

*\*Loading court large enough for 53' trailers*

## Power

3 phase electrical

## Zoning

IL (Light Industrial)

## Availability

South portion July 1, 2026

North portion August 1, 2026

## Lease Rate

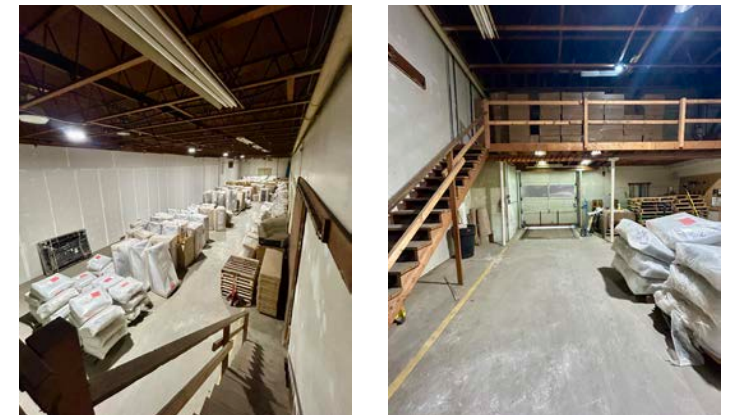
\$17.75/SF

## Additional Rent

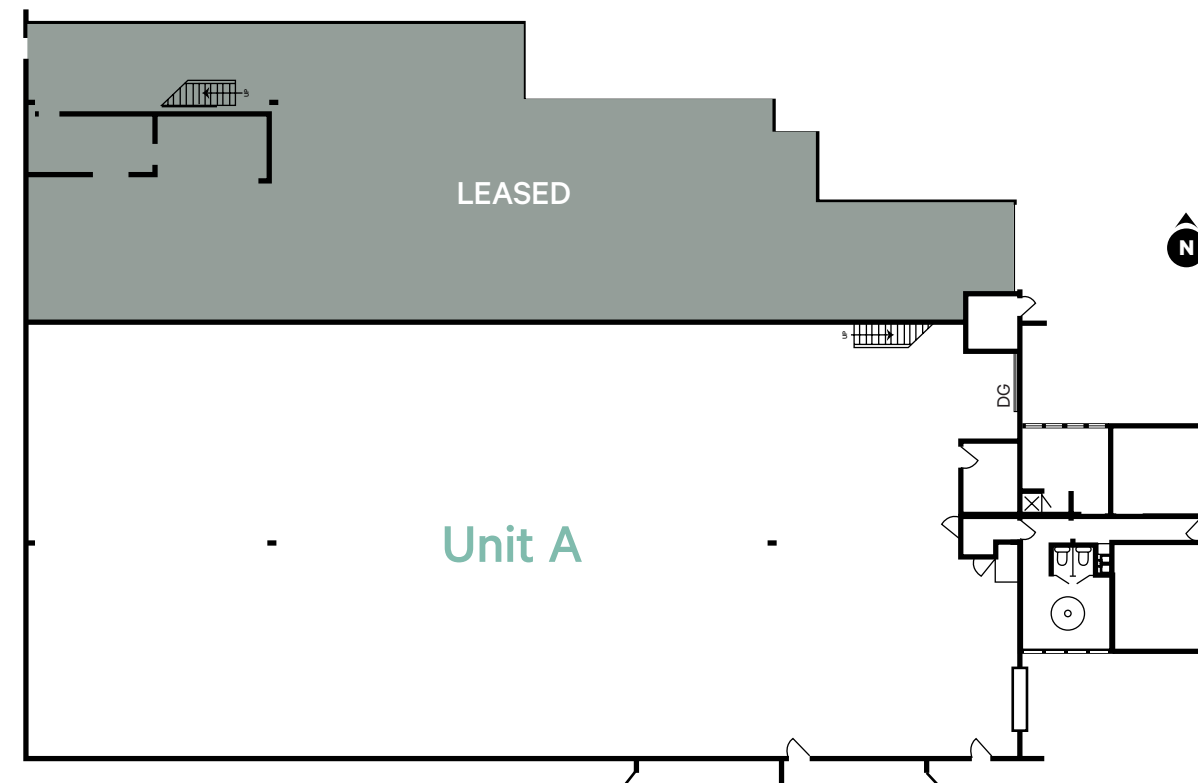
\$6.00/SF



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## Floorplan





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