

**AVISON
YOUNG**

For Lease

Units 1-2, 12800 Bathgate Way
Richmond, BC

LEASE RATE REDUCED



Strategically located, contiguous industrial strata units offering flexible zoning in the highly sought-after Crestwood Industrial Area.

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PROPERTY DETAILS

ZONING
IB1 – Industrial Business Park
[Click to view full zoning bylaw](#)

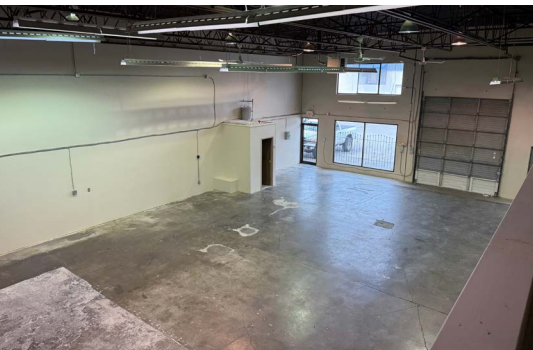
LEASABLE AREA
Unit 1: 2,789 sf
Unit 2: 2,067 sf
Total: 4,856 sf

YEAR BUILT
1981

LEASE RATE
~~\$19.50psf~~ -> \$18.50psf

ADDITIONAL RENT
\$8.35 psf

AVAILABILITY
Immediately







Opportunity

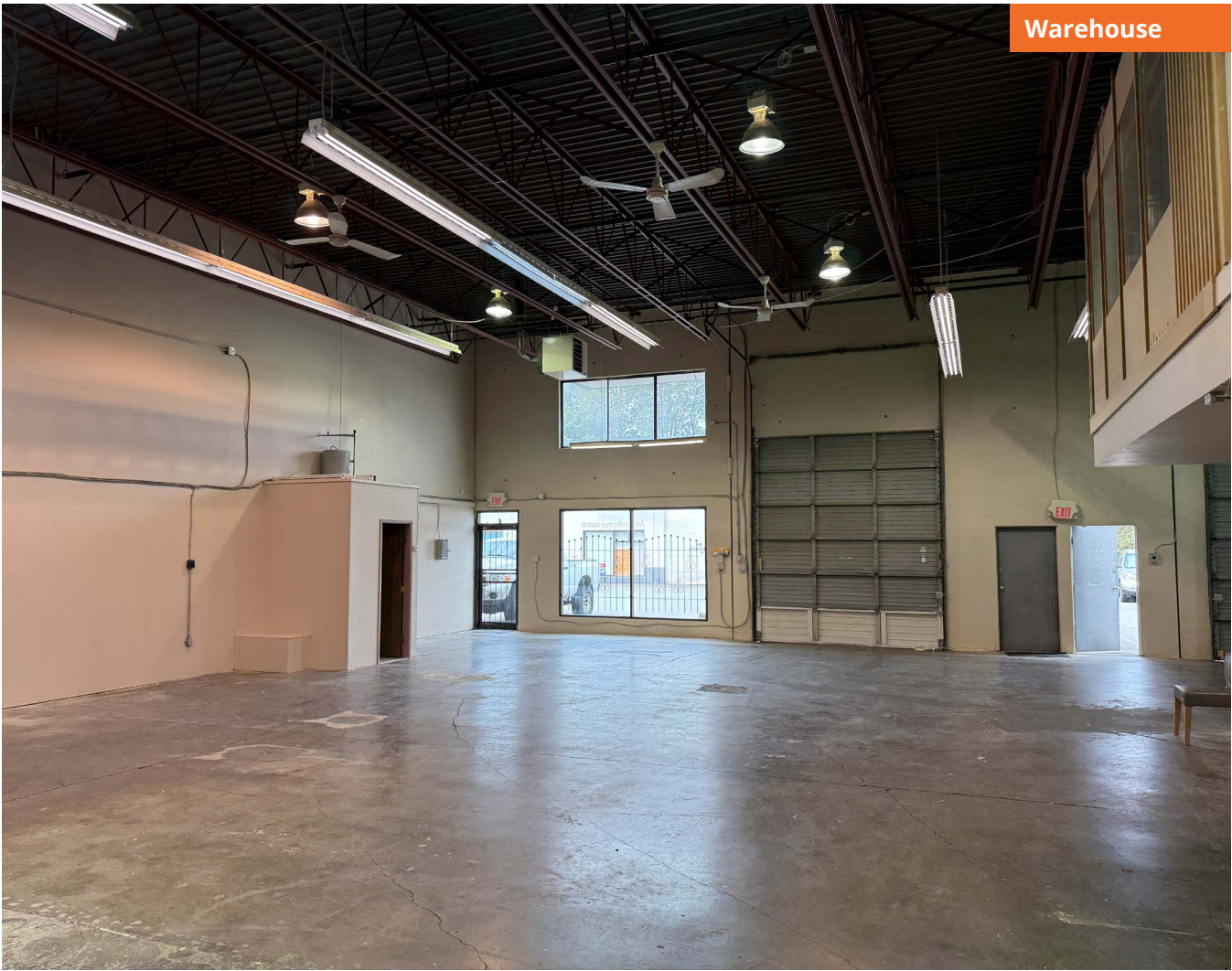
Avison Young is pleased to present the opportunity to lease two contiguous industrial strata units totalling 4,856 square feet in the heart of Richmond’s highly desirable Crestwood Industrial area. This well-maintained property features two grade-level loading doors, 18’ clear ceiling heights, and flexible IB-1 zoning, making it ideal for warehousing, light manufacturing, or distribution uses. The functional layout, generous loading capabilities, and central positioning make it a strategic choice for industrial users looking to optimize operations in one of Metro Vancouver’s most connected submarkets.

Location

The subject property is located in the Crestwood area of North Richmond, an area known for its concentration of big box retailers, including Jordan’s Furniture, IKEA, Staples, Home Depot, and Sleep Country Canada. Positioned just off of No.5 Road and Bridgeport Road, the property offers excellent connectivity to major transportation routes, including Highway 91, Highway 99, and Vancouver International Airport. This central location enables businesses to efficiently service Metro Vancouver and beyond, while employees benefit from convenient access to nearby amenities along Bridgeport Road.

Property highlights

-  Two (2) grade loading doors
-  200 amp power service
-  Industrial Business Park (IB-1) Zoning: Flexible zoning allowing for a range of general industrial uses
-  18’ clear ceiling height
-  Five (5) parking stalls





Nearby amenities

- | | | |
|-----------------------|------------------|---------------|
| 1. Trail Appliances | 5. Leon's | 9. McDonald's |
| 2. Staples | 6. Starbucks | 10. Chevron |
| 3. IKEA | 7. Home Depot | |
| 4. Jordan's Furniture | 8. Sleep Country | |

Contact for more information

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