

FOR LEASE | INDUSTRIAL
#180-190 – 11120 BRIDGEPORT ROAD
RICHMOND, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



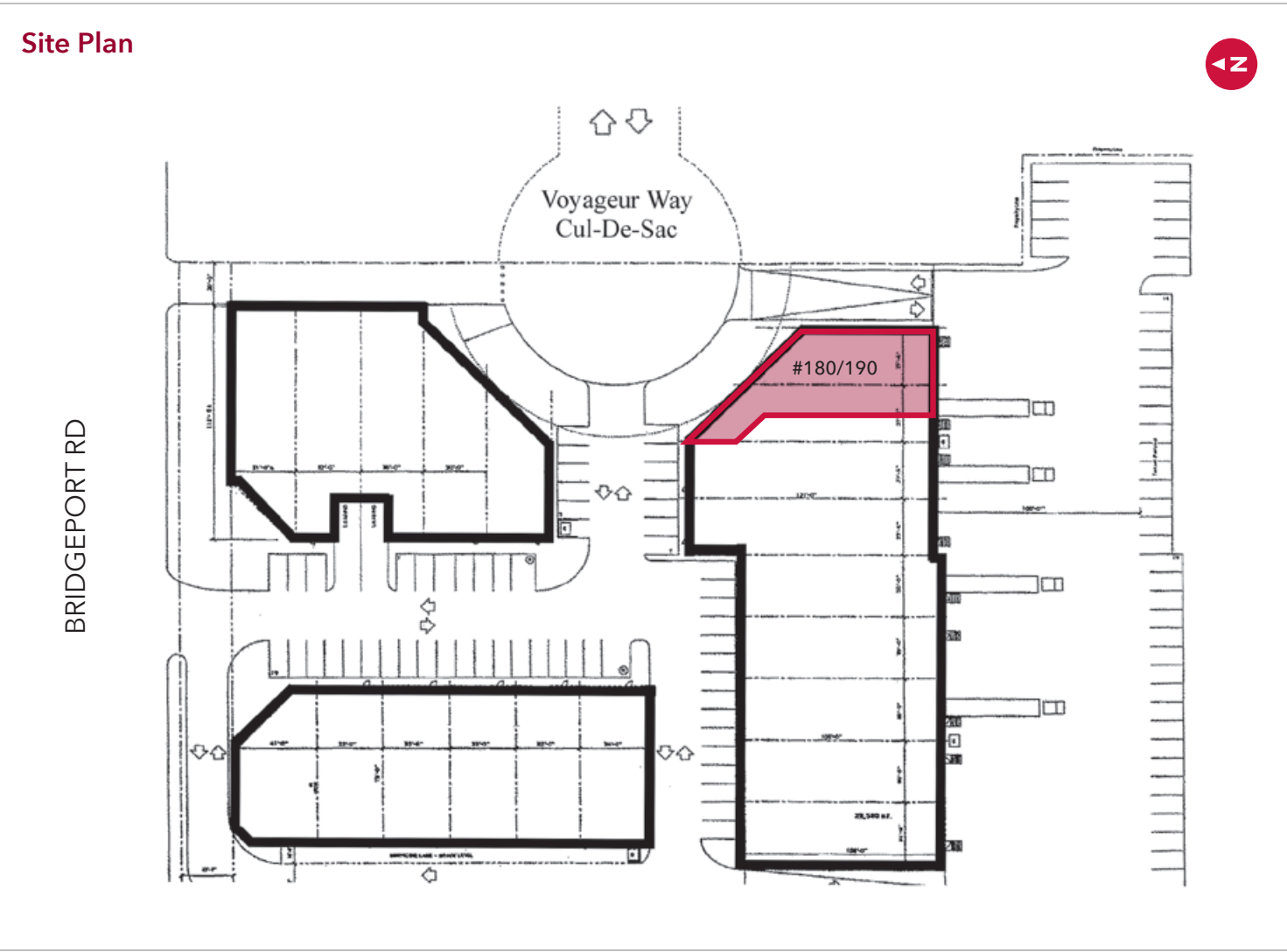
- ▶ 3,935 SF Office/Showroom/Warehouse
- ▶ High Profile Bridgeport Road Location
- ▶ 2 Loading Docks

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Location

The subject property is a three-building complex located on the south side of Bridgeport Road immediately east of the Shell Road intersection. The site is accessible from both Bridgeport Road and Voyageur Way. The complex tenants include Sherwin Williams and Dominion Blueprint.

Features

- ▶ 20' clear warehouse ceiling height
- ▶ Concrete tilt-up construction
- ▶ Quality office/showroom buildout
- ▶ Two (2) 10'x 10' dock level loading doors with levellers
- ▶ Excellent truck maneuvering for 53' trailers
- ▶ High profile location
- ▶ HVAC office/showroom area
- ▶ Kitchenette
- ▶ Two (2) handicap accessible bathrooms plus third bathroom in the warehouse
- ▶ 3-phase power
- ▶ Professionally managed

Zoning

IR-1 (Industrial Retail) - contact agent for detailed zoning information.

Available Space

Warehouse	2,463 SF
Office/showroom	1,472 SF
Total	3,935 SF

Lease Rate

\$24.00 PSF

Taxes & Operating Costs

\$7.05 PSF (2023)

Total Monthly Rent

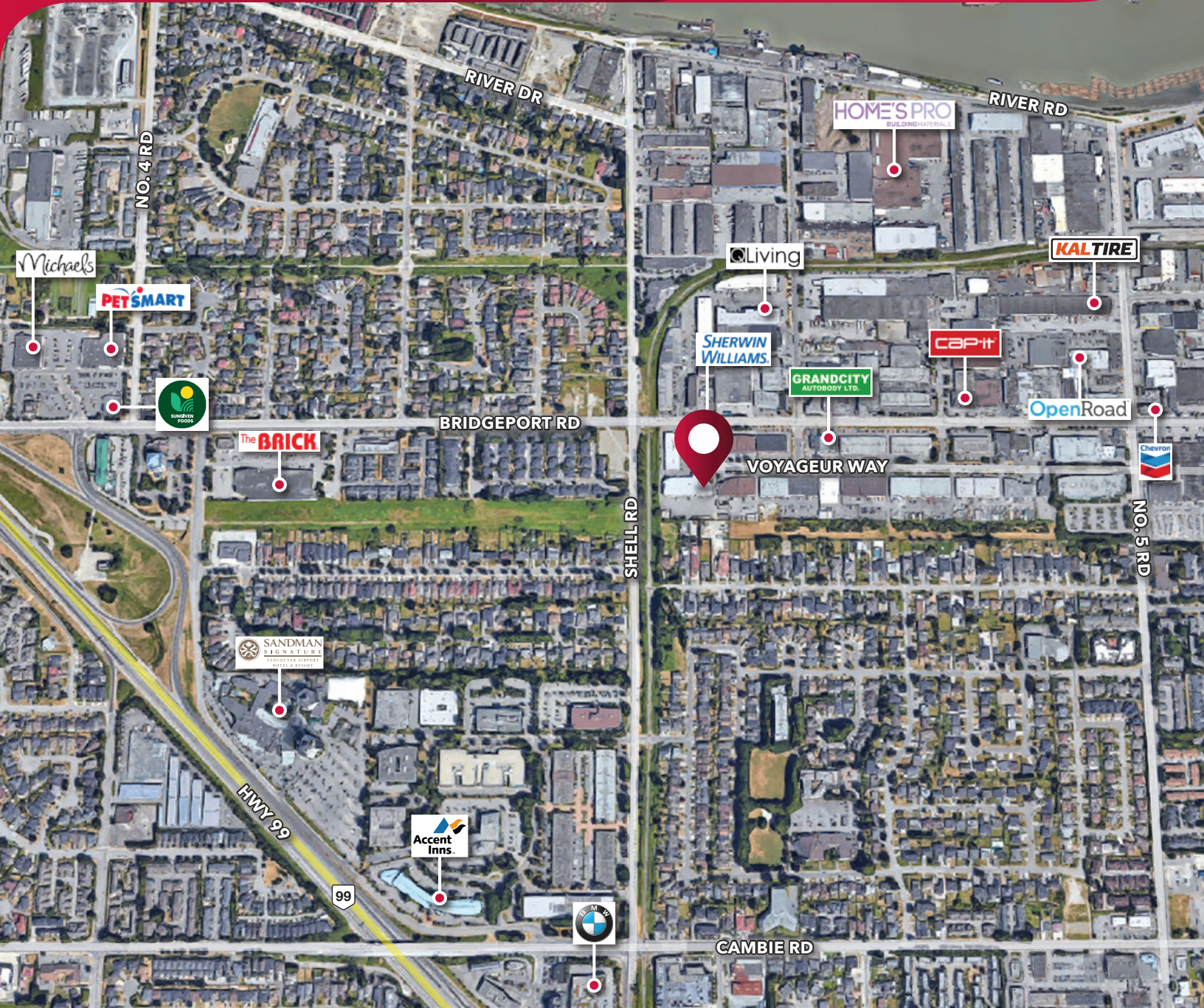
\$10,181.81 plus GST and utilities

Availability

Immediate



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