

For Sale

2620 Simpson Road, Richmond, BC

Rarely available industrial investor/owner-user opportunity in Bridgeport

36,571 SF ON 1.44 ACRES



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Opportunity

Presenting an exclusive opportunity for an investor or owner-user to acquire a rarely available 36,571 sf freestanding industrial building on 1.44 acres in North Richmond’s highly sought-after Bridgeport industrial area.







The property is currently demised with 7,104 sf available to occupy immediately, and the balance providing stable, long-term income.



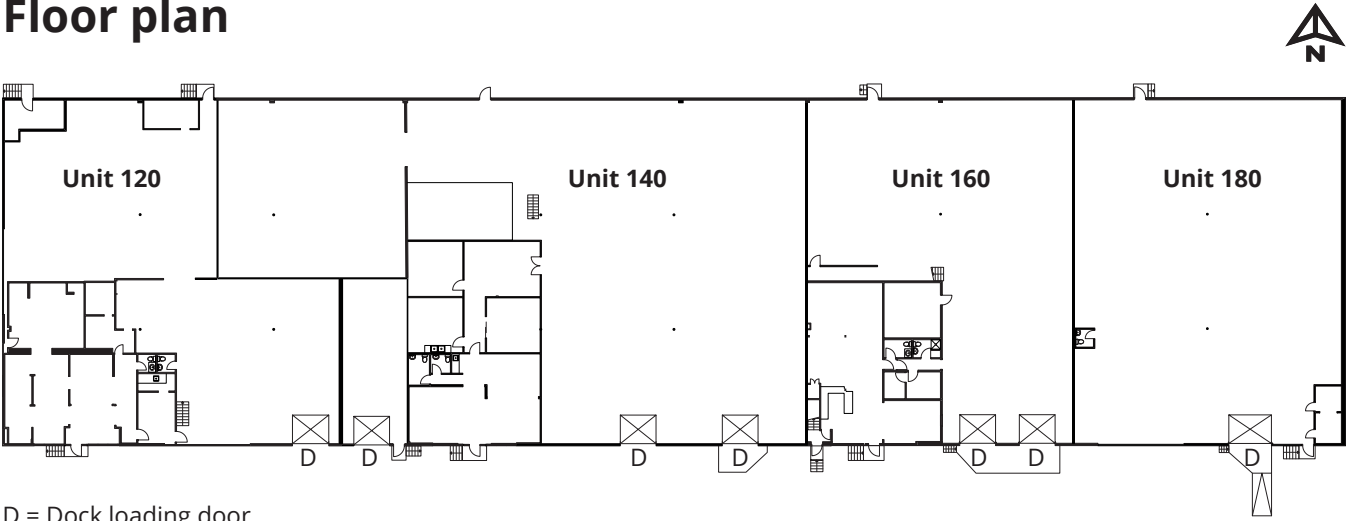
Zoning

IL (Light Impact Industrial) permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, production, service, auto repair and ancillary office.

Key highlights

-  Rarely available, income-producing industrial investment opportunity in North Richmond
-  Leases in-place with three (3) strong covenant tenants
-  Opportunity for an owner-user to occupy 7,104 sf immediately
-  Situated in the heart of Bridgeport, one of Metro Vancouver’s most desirable industrial locations
-  Walking distance to major bus routes, restaurants, shops and services
-  Bridgeport Road is a key east-west corridor, providing immediate access to both the Knight Street and Oak Street Bridges

Floor plan



D = Dock loading door

Unit breakdown

Unit	120	140	160	180
Area	8,300 sf	13,700 sf	7,104 sf	7,467 sf
Lease expiry	May 31, 2028	May 31, 2026	Vacant and available immediately	October 31, 2028

BUILDING AREA

36,571 sf

SITE SIZE

1.44 acres

PID

004-139-666

LEGAL DESCRIPTION

Lot 45 Section 24 Block 5 North Range 6 West
New Westminster District Plan 34548

PROPERTY TAXES (2025)

\$148,950.29

AVAILABLE REPORTS

- Environmental
- Building condition
- Leases and rent roll
- Floorplans







REDUCED ASKING PRICE

~~\$15,350,000~~ \$14,500,000

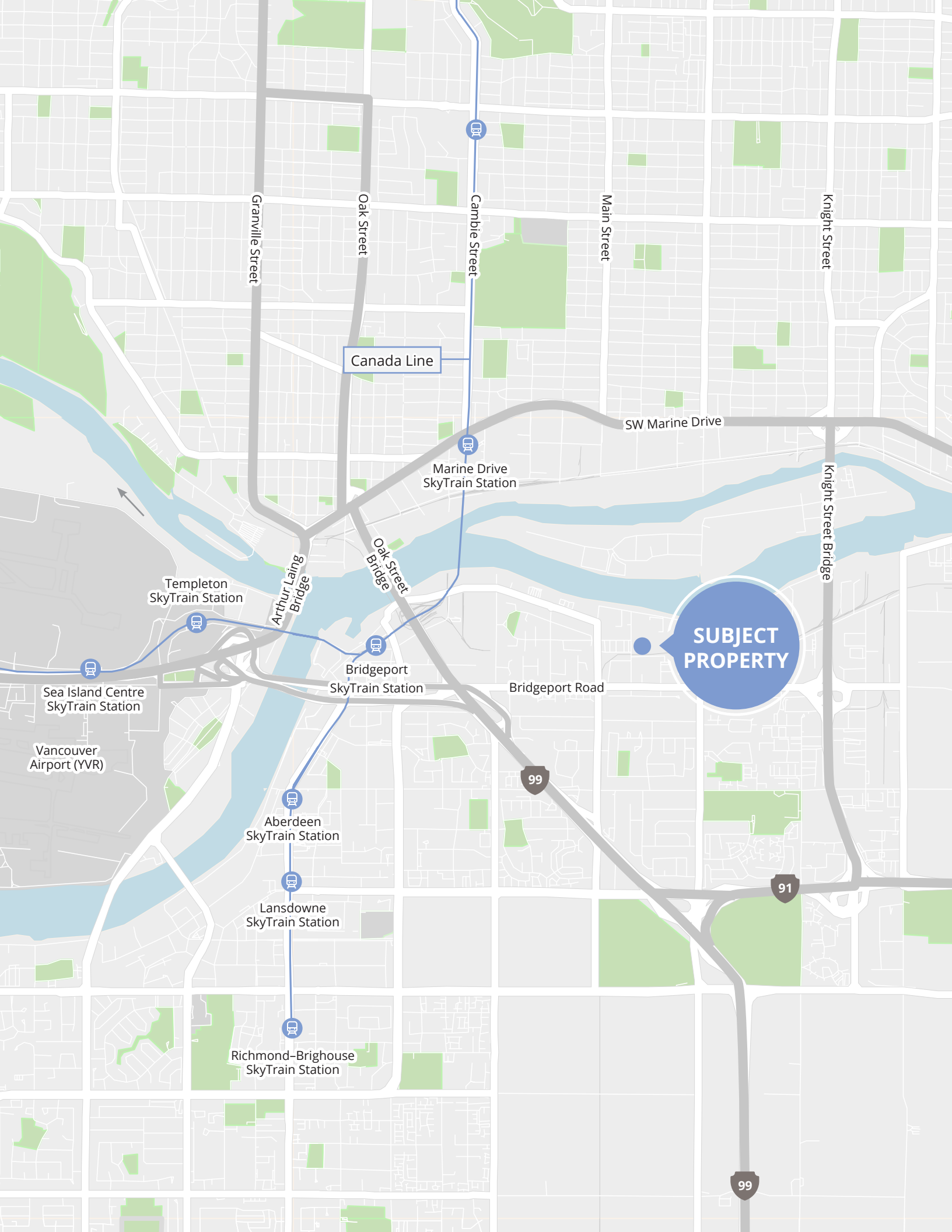




Building features

-  Concrete tilt-up construction
-  20' clear ceiling height
-  Seven (7) dock level loading doors
-  600 volt/600 amp, 3-phase electrical service
-  Fully sprinklered
-  Gas-fired, forced air warehouse heating








Location

The property is situated on the east side of Simpson Road in North Richmond's coveted Bridgeport industrial area, offering an exceptional location for both accessibility and amenities.

Key transportation routes such as Highway 99, Highway 91, the Knight Street Bridge, and the Oak Street Bridge are within a 6-minute drive of the property, providing seamless connectivity to Vancouver, Burnaby, Delta, and Surrey. Additionally, Bridgeport Road is only a 5-minute walk away, offering convenient access to a variety of restaurants, shops, services, and transit options.

Drive times

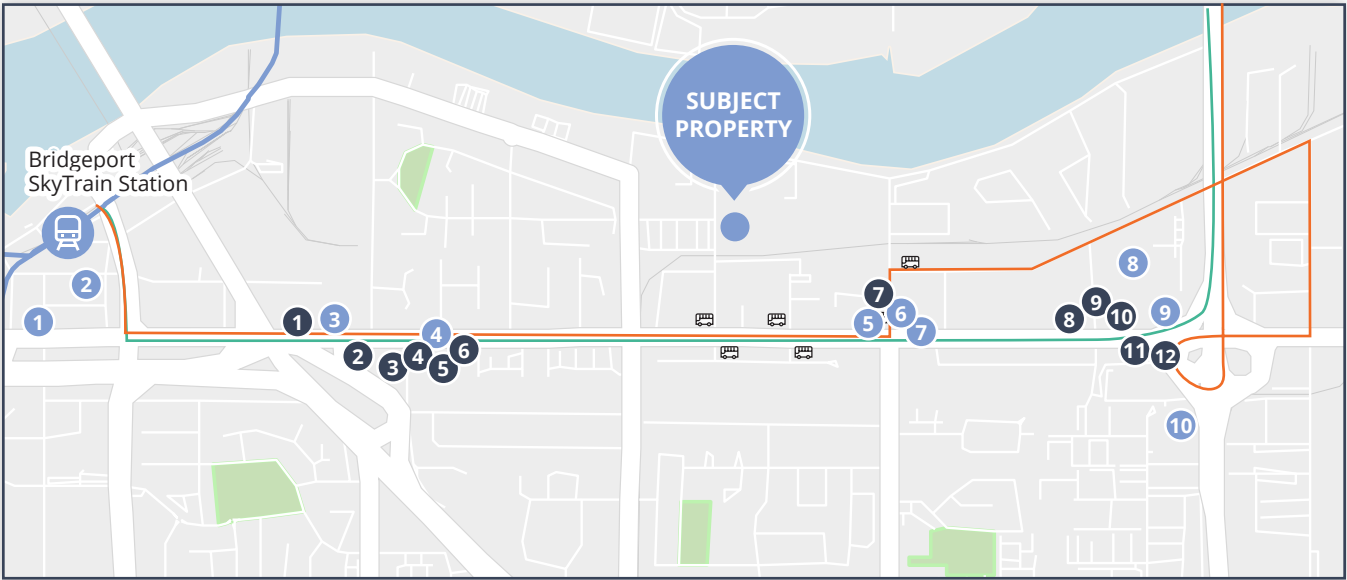
Highway 99	4 minutes
Highway 91	5 minutes
Knight Street Bridge	5 minutes
Oak Street Bridge	6 minutes
Vancouver International Airport	8 minutes
Deltaport	24 minutes
US Border	30 minutes

-  Nearby bus stops
-  Bridgeport / Gilbert
-  Brighthouse / Metrotown

Amenities

-  **SHOPPING & SERVICES**
1. Foody World
 2. Costco
 3. Sungiven Foods
 4. Fujiya
 5. Scotiabank
 6. Triple O's
 7. Chevron
 8. The Home Depot
 9. Staples
 10. IKEA

-  **RESTAURANTS**
1. Tim Hortons
 2. Moxies
 3. A&W
 4. Taco Del Mar
 5. Pizza Pizza
 6. Quiznos
 7. Wendy's
 8. Starbucks
 9. Freshslice Pizza
 10. McDonald's
 11. Popeyes Louisiana Kitchen
 12. White Spot





Contact for more information

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