

# 12591 & 12631 Vulcan Way

NORTH RICHMOND, BC

3.35 AC of yard space with a freestanding 11,348 SF office building



Possible to lease each property together or separately.

### 12591 Vulcan Way

11,348 SF of Ground Floor Area on 1.17 Ac

Asking Net Lease Rate: \$10.00 PSF

Operating Costs: \$7.78 PSF (2025 Est.)

Zoning: IL (Light Industrial)

Property Features:

- + HVAC

- + 34 parking stalls

- + Fiber optic internet

- + Large outdoor area around building

- + Open plan area

- + Private offices

- + Kitchenette



Available  
Immediately

### 12631 Vulcan Way

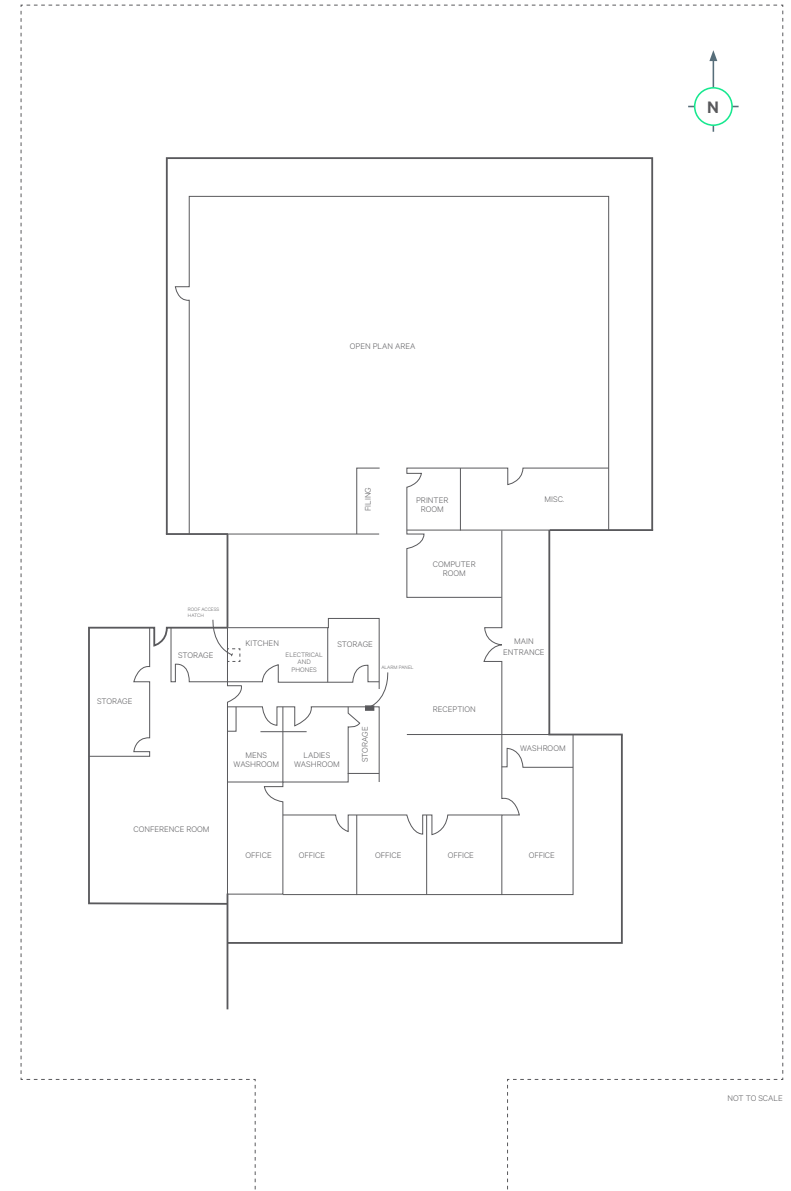
2.18 Ac of Paved Yard


Asking Net Lease Rate: \$3.00 PSF


Property Tax: \$1.27 PSF (2025 Est.)


Zoning: IL (Light Industrial)


Available  
Immediately




  
**11 min**  
YVR

  
**32 min**  
US/CANADA BORDER

  
**23 min**  
DELTAPORT

  
**9 min**  
VANCOUVER-BLAINE HIGHWAY

  
**20 min**  
DOWNTOWN VANCOUVER



## Contact Us

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