

FOR LEASE

12040 & 12120 / VULCAN WAY RICHMOND, BC

WAREHOUSE WITH GREAT EXPOSURE



For more information, contact:

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LOCATION

The subject property is located in the Crestwood Industrial District, south of River Road between No. 5 Road and Sweden Way on Vulcan Way.

AVAILABLE AREA

Unit	Warehouse Area	Office Area	Total Area	Loading	Available
12120 Vulcan Way	2,747 SF	400 SF	3,147 SF	1 grade	Now
12040 Vulcan Way	2,275 SF	875 SF	3,147 SF	1 grade	2/1/2026

ZONING

IR1 (Business Park Industrial District). Permits a wide variety of light manufacturing, distribution and retail uses.

LEASE RATES

\$20.00 PSF

ADDITIONAL RENT (2025 estimate)

\$7.92 PSF annually

PROPERTY HIGHLIGHTS

- Attractive landscaping
- Grade level loading
- 22' warehouse ceiling height (to be confirmed)
- 208 Volt/100 Amp power(to be confirmed)
- Gas-fired unit heaters
- Extensive parking
- Excellent location



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**Drive Times
To/From
12120 Vulcan Way
Richmond, BC**

1. 20 Minute drive to the Delta Port
2. 10 Minute drive to Vancouver International Airport
3. 30 Minute drive to Downtown Vancouver

