

FOR SUBLEASE

3,200 SF
Service Facility
with Excess
Parking & Yard
Area

4350 Vanguard Road

Richmond | BC

Accelerating success.



Jack Hall

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Opportunity & Location

Colliers presents the opportunity to sublease a **3,200 SF** service facility with a functional mix of office and workshop space and excess parking. The property offers approximately 30–40 parking stalls and outdoor area, making it well suited for service, automotive, fleet, or contractor users requiring space for vehicles, equipment, or light workshop operations.

Located south of the Oak Street Bridge station in North Richmond, the subject property offers unbeatable access to Highways 99, 91, South & Downtown Vancouver, Richmond and connectivity to key transport links including YVR, Bridgeport Canada Line Station, and numerous bus routes.



Property Overview

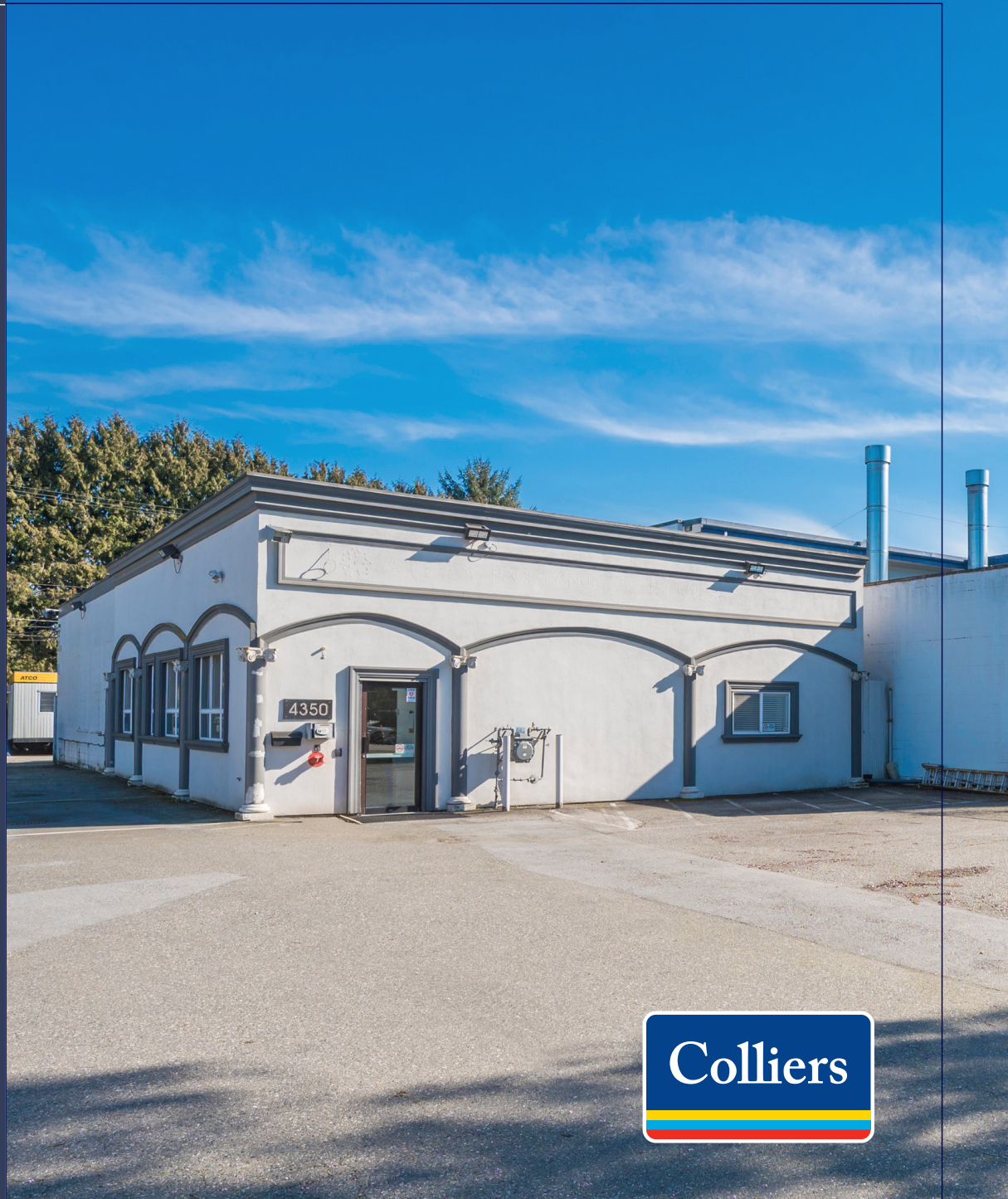
Civic Address	4350 Vanguard Road, Richmond
Building Size*	3,200 SF
Lot Size*	0.46 acres
Zoning	Industrial Retail 1 (IR-1) Allows a wide range of industrial, office, contractor service, showroom, and service-commercial uses.
Property Features	• Functional mix of office and workshop space • Excess parking for service vehicles or fleet • Outdoor area suitable for equipment storage • 10–12 ft clear ceiling height in workshop area • Excellent exposure along Vanguard Road
Sublease Rate	Contact listing agents
Additional Rent	\$40,602.68/per annum (estimated 2026)
Available	Immediate
Sublease Expiry	March 31, 2027



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