

A114 - 4740 VANGUARD ROAD, RICHMOND
ASSIGNMENT INDUSTRIAL STRATA UNIT AT VANGUARD

**FOR
LEASE/
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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12' ceiling clear with one designated grade loading door



Corner unit fronting Alderbridge Road



Within close proximity to the Oak Street Bridge, Knight Street Bridge, and East West Connector Highway



Brand new high quality development by Alliance Partners



A114 - 4740 VANGUARD ROAD

Vanguard is the first of its kind, a two-storey flex industrial space located in North Richmond.

The subject property utilizes a modern architectural approach paired with high quality construction to form a premium loft-styled space. The unit is located on the ground floor and features 12' clear ceilings, ESFR sprinkler system coverage, rough-in plumbing, heating, and cooling.

**Industrial Strata Assignment
For Lease/Sale**



SIZE

+/- 3,108 SQFT

ZONING

IR1

PARKING

2 Stalls

TYPE

Assignment

PID

031-187-030

STRATA FEES

\$590.52

BASIC RENT

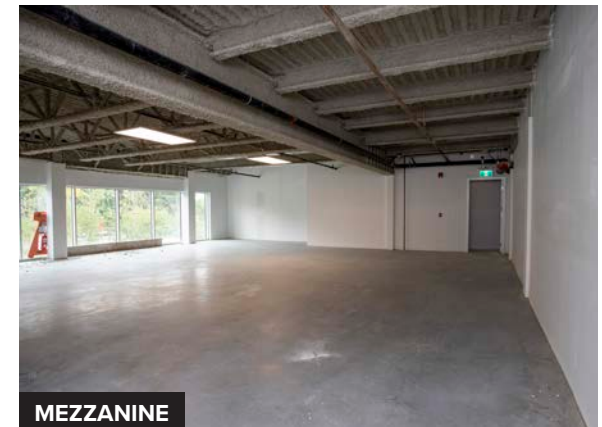
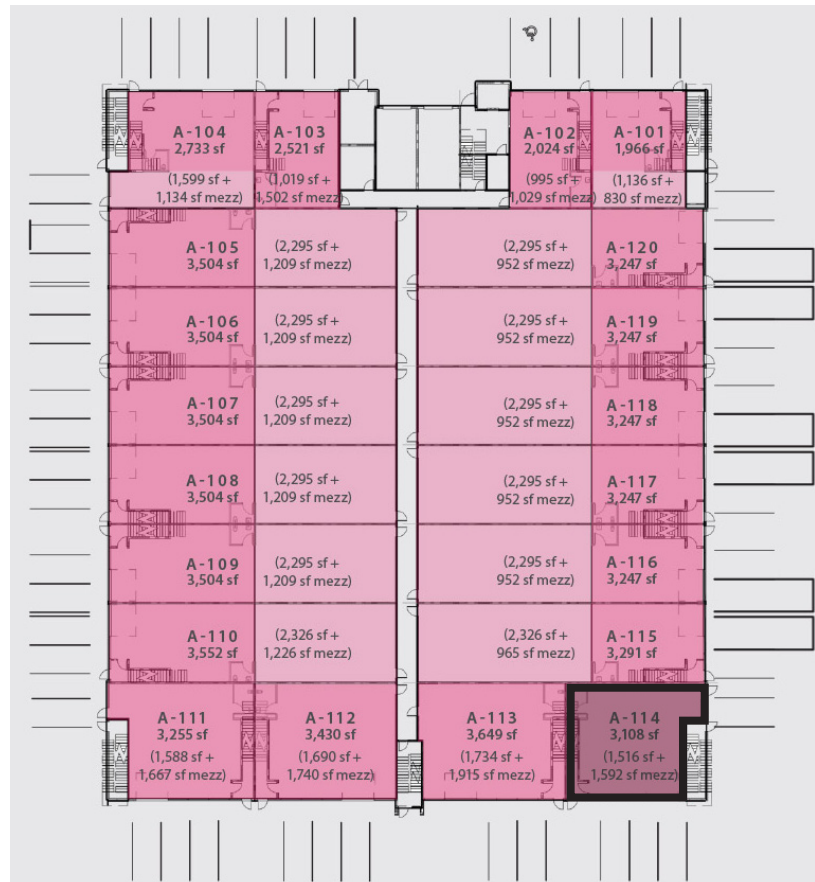
\$28/SF/yr

ADDITIONAL RENT

\$4/SF/yr

SALE PRICE

\$2,052,000





SUBJECT PROPERTY DISTANCES

- YVR AIRPORT — 10 MIN DRIVE
- DOWNTOWN VANCOUVER — 30 MIN DRIVE
- PORT METRO VANCOUVER — 35 MIN DRIVE
- USA/CANADA BORDER — 32 MIN DRIVE

FOR MORE INFORMATION CONTACT

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LOCATION

Vanguard is strategically located at the corner of Shell and Alderbridge, a high-profile location directly off the East-West Connector. Located in the middle of Metro Vancouver, North Richmond is a natural centre for industry. Proximity to the airport, ports, and major highways is conveniently close, making logistics for any business a straightforward endeavour. Nearby restaurants, services, and plazas offer local convenience for users.