

**108 - 4899 VANGUARD ROAD, RICHMOND**  
± 3,416 SF OF WAREHOUSE SPACE AT VANGUARD

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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22' ceiling clear with one grade loading door



2,269 SF warehouse + 1,147 SF mezzanine



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



Brand new high quality development by Alliance Partners



**FOR LEASE**

## **108 - 4899 VANGUARD ROAD**

William Wright Commercial is pleased to present the opportunity to lease 3,416 SF of industrial space located at Vanguard. Unit 108 offers an excellent warehouse-to-office ratio with 2,269 square feet of warehouse and 1,147 square feet of second floor mezzanine. The unit is located on the ground floor and features 22' clear ceilings, grade loading, ESFR sprinkler system coverage, rough-in plumbing, heating, and cooling. Strategically located, this property offers convenient access to the rest of Metro Vancouver via major highways such as Highway 99 and 91, while YVR International Airport is just a quick 10 minute drive away.



### SIZE BREAKDOWN

Warehouse: ± 2,269 SQFT

Mezzanine: ± 1,147 SQFT

Total: ± 3,416 SQFT

### ZONING

IR1

### PARKING

2 Stalls + /loading

### BASIC RENT

\$24/FT

### ADDITIONAL RENT

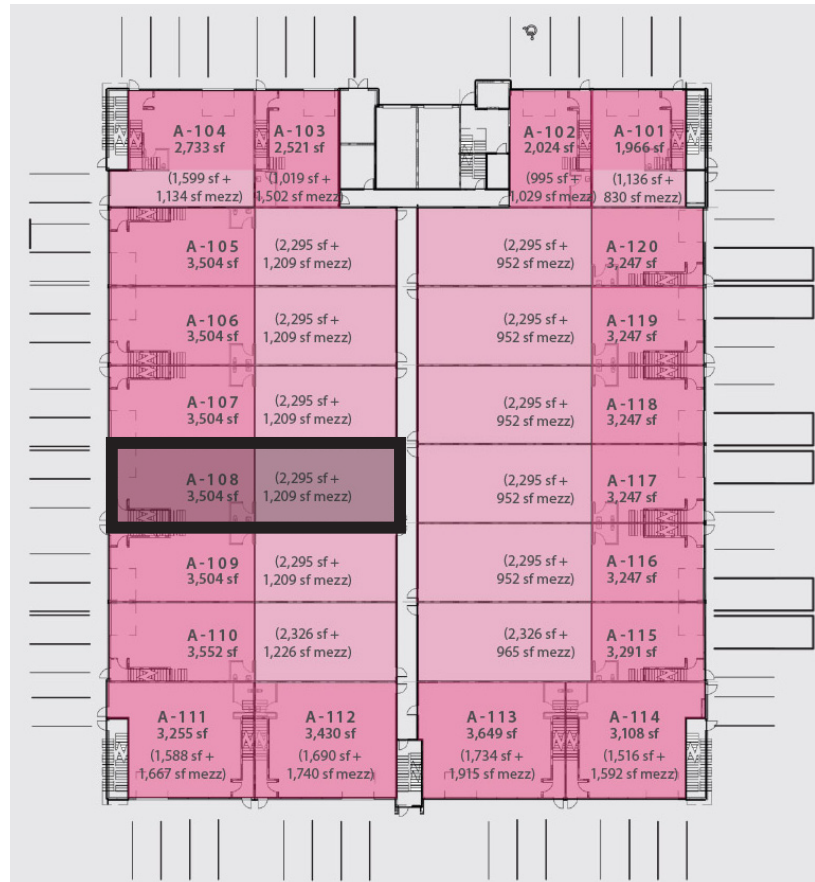
\$6/FT

### MONTHLY RENT

\$8,540.00 + GST



WAREHOUSE



MEZZANINE



MEZZANINE



DRIVING DISTANCES	
YVR AIRPORT	10 MIN DRIVE
DOWNTOWN VANCOUVER	30 MIN DRIVE
USA/CANADA BORDER	32 MIN DRIVE
PORT METRO VANCOUVER	35 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.

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