

104 - 4888 VANGUARD ROAD, RICHMOND
NEW COMMERCIAL INDUSTRIAL STRATA UNIT AT VANGUARD

**FOR
LEASE**

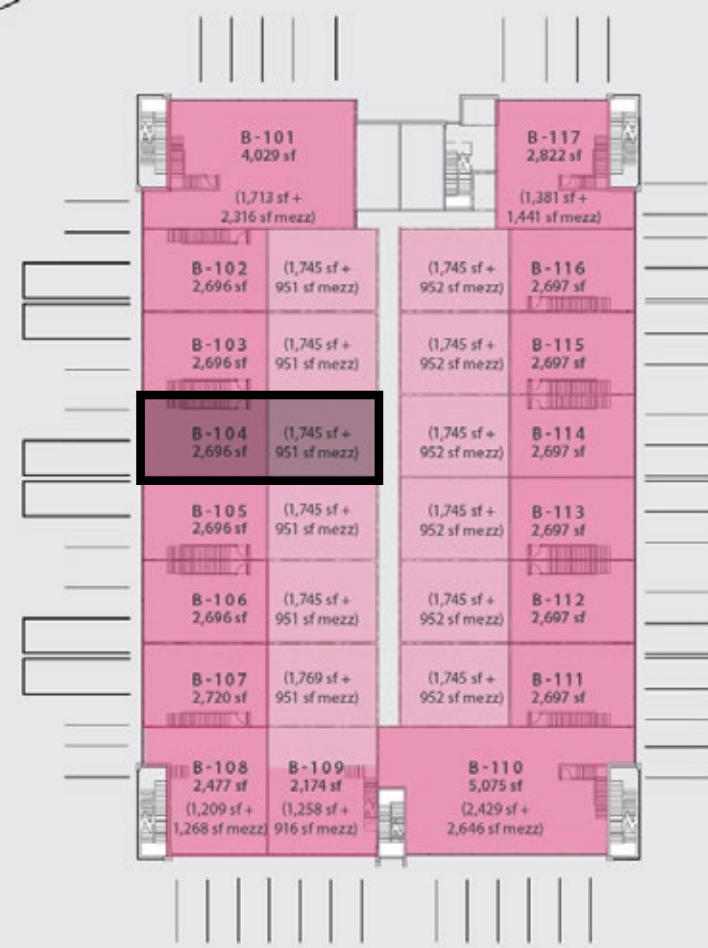


WILLIAM | WRIGHT

MEG COONEY
meg@williamwright.ca
604.428.5255

SHARU THULASI
sharu.thulasi@williamwright.ca
604.428.5255





OVERVIEW

Introducing Alliance on Vanguard, a new commercial strata in Richmond's bustling east Cambie area. This unit boasts 2,696 sq ft of space, including a 951 sq ft mezzanine, with prime exposure on the ground floor. Conveniently accessed via a drive-in door, the complex offers ample surface parking. Ideal for various uses under IR1 zoning, such as warehouse, gym, retail, or office space. With easy access to major highways, YVR airport, and the US Border, this property promises convenience and opportunity in a vibrant commercial setting.

PROPERTY HIGHLIGHTS



22' ceiling clear with one grade loading door



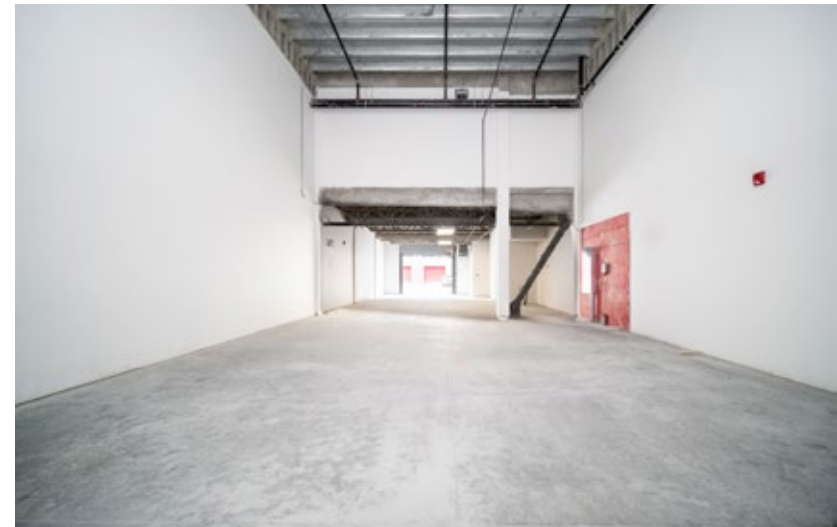
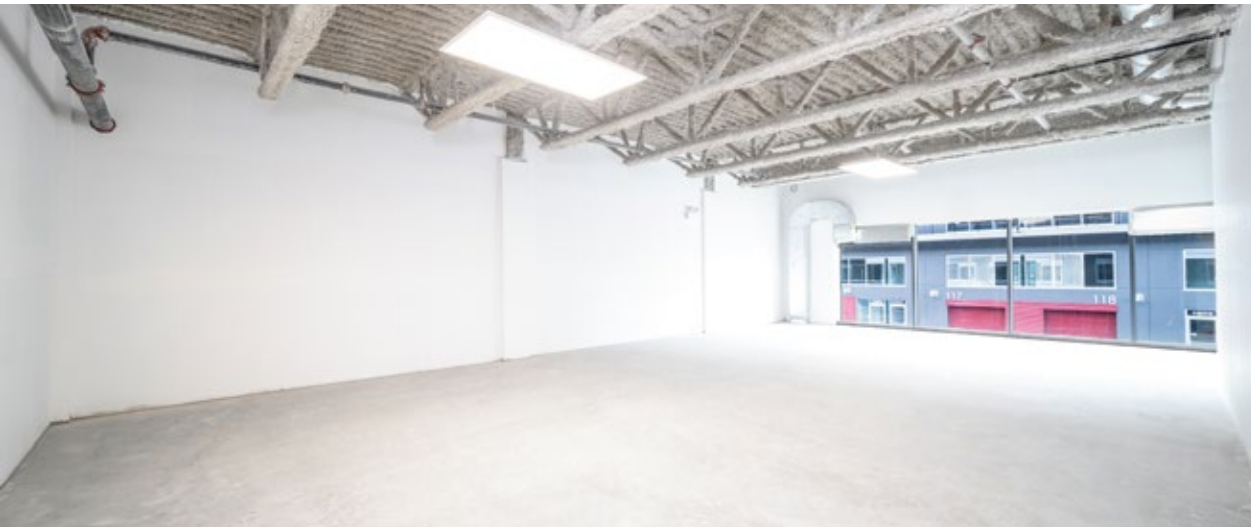
1,741 SF warehouse + 951 SF mezzanine



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



Brand new high quality development by Alliance Partners



Size	± 2,696 SQFT
Parking	2 + loading stall
Zoning	IR1
Basic Rent	\$22.00/FT
Additional Rent	\$6.00/FT
Monthly Rent	\$6,290.67 + GST



LOCATION & TRANSIT

4888 Vanguard Road is strategically located in the heart of East Cambie, known for its robust industrial activities and connectivity to major commercial hubs. This industrial property offers unparalleled access to transportation networks and infrastructure, making it an ideal choice for businesses seeking efficiency and growth.

4888 Vanguard Road is exceptionally positioned to benefit from extensive transportation options catering to the needs of industrial operations. The property's strategic location ensures optimal access to a network of major roads and transit systems, facilitating both local and long-distance travel.



FOR MORE INFORMATION CONTACT

MEG COONEY
 meg@williamwright.ca
 604.428.5255

SHARU THULASI
 sharu.thulasi@williamwright.ca
 604.428.5255