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

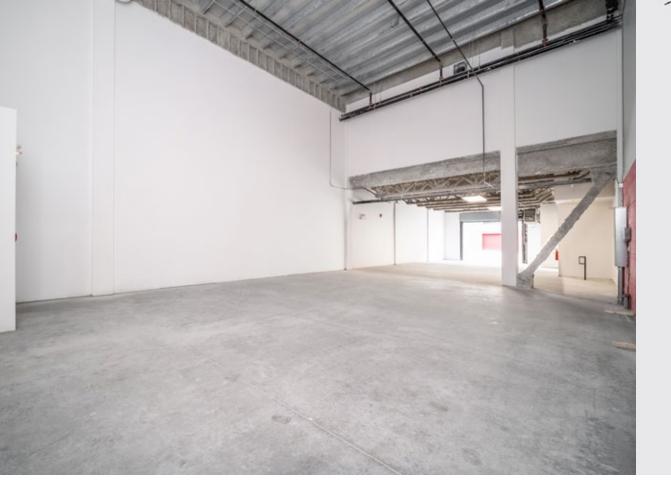


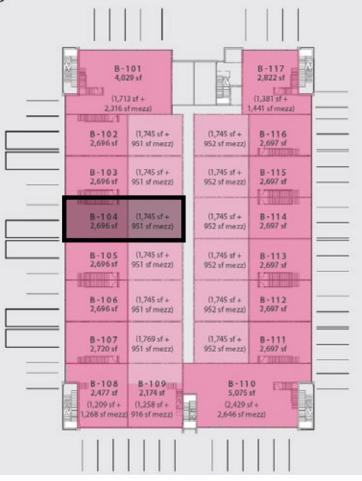




MEG COONEY meg@williamwright.ca 604.428.5255

WILLIAM | WRIGHT





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



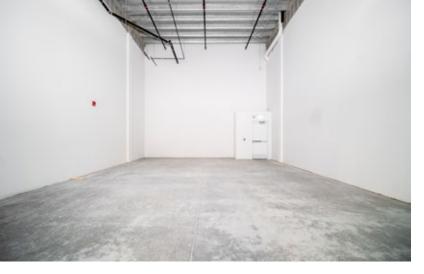
1,741 SF warehouse + 951 SF mezzanine

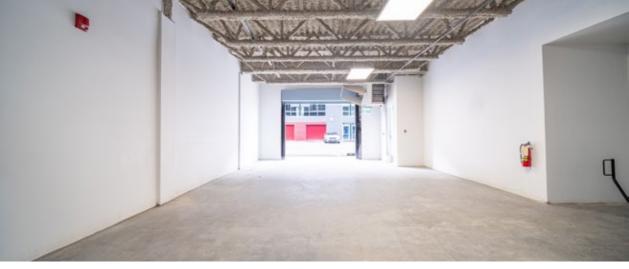


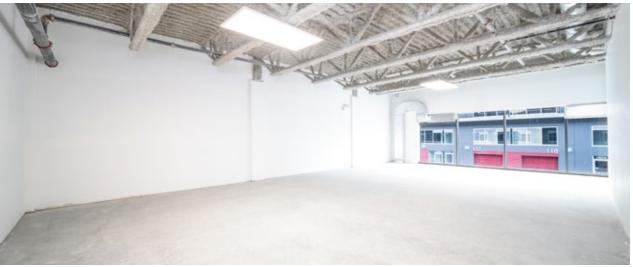
Within close proximity to the Oak Street Bridge, Knight Street Bridge, and East West Connector Highway

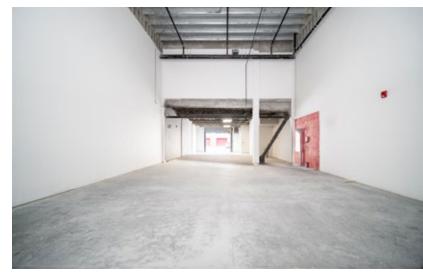


Brand new high quality development by Alliance Partners











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





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

SHARU THULASI sharu.thulasi@williamwright.ca 604.428.5255

williamwright.ca

William Wright Commercial Real Estate Services Inc.

#1340-605 Robson Street, Vancouver

T 604.428.5255 | F 604.428.5254

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. An encipient reading the information including but not limited to warranties of content, accuracy, or difference unacy the information. Any recipient and/or intersed party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

CONTACT MEG COONEY meg@williamwright.ca 604.428.5255