7 - 12880 BATHGATE WAY, RICHMOND

± 1,464 SF CLEAR-SPAN WAREHOUSE WITH RACKING IN PLACE

FOR LEASE



WILLIAM | WRIGHT

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For Lease

Unit 7 is a ± 1,464 SF clear-span industrial unit for lease in North Richmond's Crestwood area. It has 17' clear height, a front drive-in loading door, 3-phase power, and racking already in place, so a tenant can move in and start working with little setup. Parking, a private washroom, a sprinkler system, and an updated security alarm are included. It suits contractors, small distributors, e-commerce, storage, and light manufacturing, as well as anyone looking for their first industrial space or overflow storage.

± 1,464 SF clear-span warehouse with racking in place

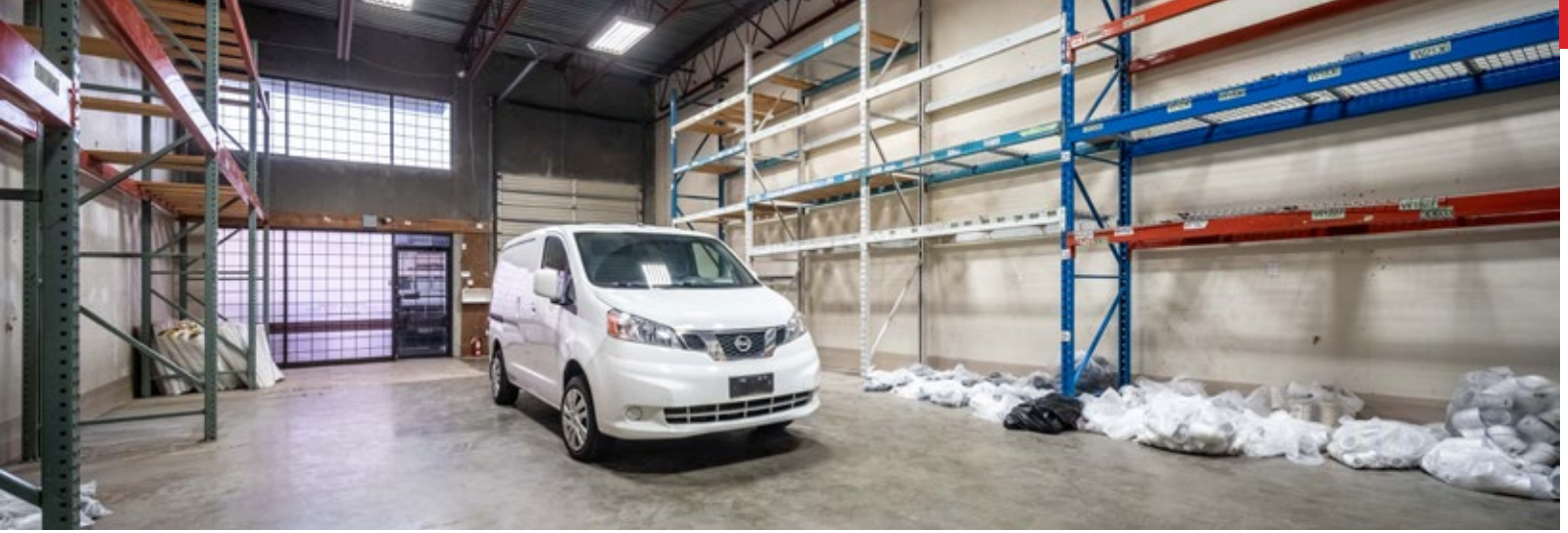
17' clear height, 21' ceiling height

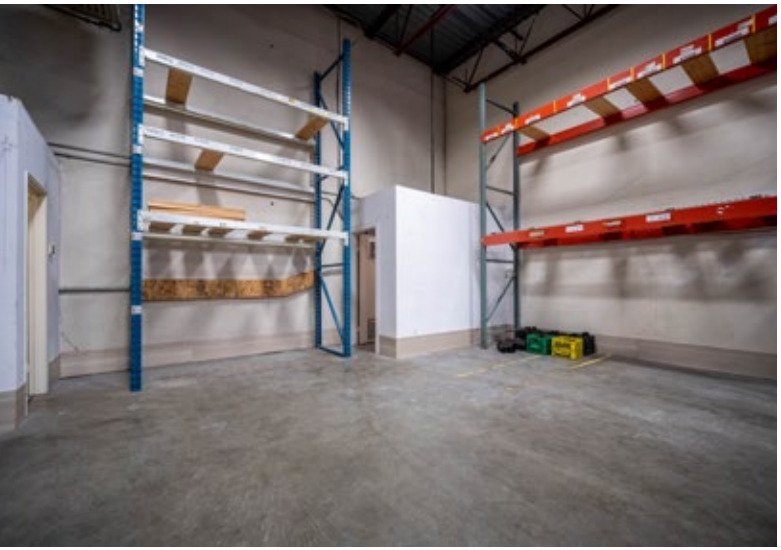
Front 12' x 10' grade-loading door with a new pull-chain system

3-phase 600V power (225A panel) with a 75kVA transformer to 120/208V, a gas-fired heater and high-bay warehouse lighting

Two reserved parking stalls and a private washroom

Fully sprinklered with updated security system







Salient Facts

SIZE
± 1,464 SF

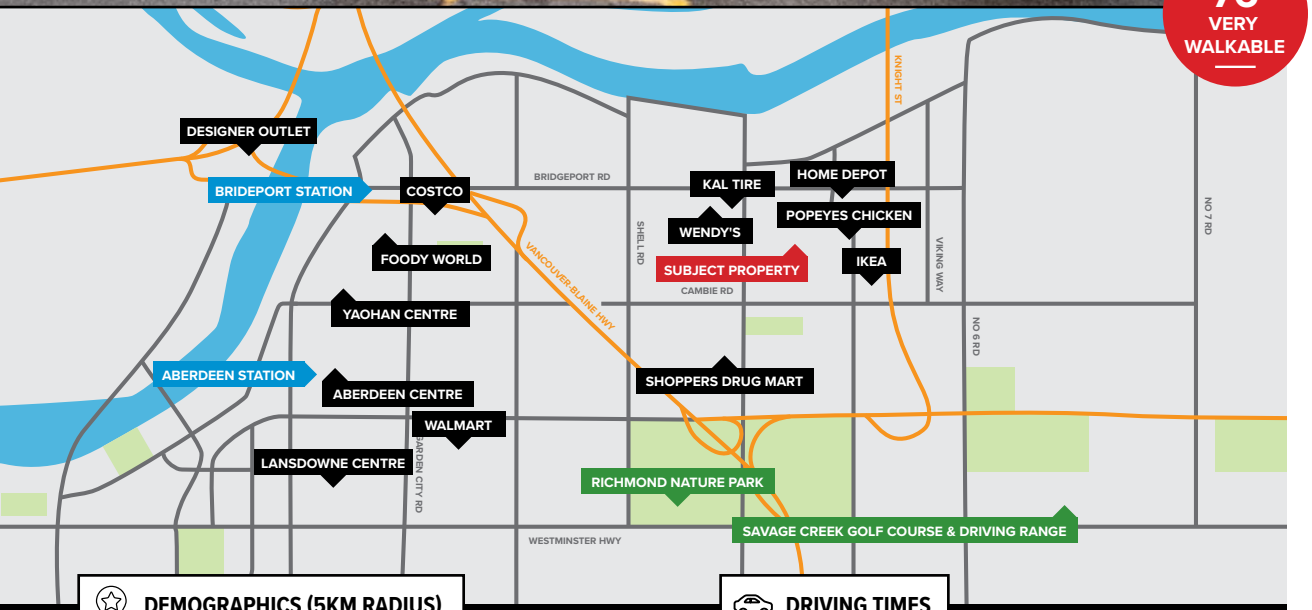
PARKING
2 reserved stalls

ZONING
IB1

GROSS RENT
$3,950 / month + GST







DEMOGRAPHICS (5KM RADIUS)

POPULATION
113,200

AVG HOUSEHOLD INCOME
$104,800

HOUSEHOLDS
39,800

TOTAL BUSINESSES
5,900

DRIVING TIMES

KNIGHT STREET BRIDGE	5 MINS
TRANSIT ACCESS	7 MINS
HIGHWAY 99	10 MINS
HIGHWAY 91	15 MINS
ALEX FRASER BRIDGE	15 MINS
YVR AIRPORT	15 MINS
DOWNTOWN VANCOUVER	30 MINS

Location

The property is a block off Knight Street and next to IKEA in one of Richmond's busiest industrial areas. The Knight Street Bridge, Highway 91, and Highway 99 are all within about 10 minutes, so crews and deliveries can reach Vancouver, Burnaby, the Tri-Cities, and the south side of the Fraser without difficulty. YVR is roughly 15–20 minutes away. The Bridgeport corridor is close by for food, fuel, banking, and suppliers, and several bus routes stop within a few minutes' walk, which helps with any commute.

Transit

The property is well-served by public transit, with several bus routes operating nearby along Bridgeport Road and No. 6 Road, providing direct connections to Bridgeport SkyTrain Station on the Canada Line. From there, tenants have fast access to Downtown Vancouver, Richmond Centre, and YVR Airport. The area is also supported by cycling routes and has easy vehicle access for employees commuting from Vancouver, Burnaby, Delta, and Surrey.

For More Information Contact

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