

**AVISON
YOUNG**

wesgroup

For Lease

**Unit 160 - 2620 Simpson Road
Richmond, BC**



8,889 sf warehouse, office & mezzanine unit with two dock loading doors in North Richmond's Bridgeport area

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**Ryan Kerr Personal Real Estate Corporation*



Property details

AVAILABLE AREA

| | |
|------------------|-----------------|
| Warehouse/Office | 7,104 sf |
| Mezzanine | 1,785 sf |
| Total | 8,889 sf |

ZONING

IL (Light Impact Industrial) permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, production, service, auto repair and ancillary office.

LEASE RATE

\$22.00 psf, net

ADDITIONAL RENT

\$5.46 psf* (2025 estimate)

*excludes 5% management fee

AVAILABILITY DATE

Immediately

Opportunity









On behalf of Wesgroup, Avison Young is pleased to offer an 8,889 sf warehouse unit with improved office and mezzanine space, and two dock loading doors in North Richmond's desirable Bridgeport area.

Location

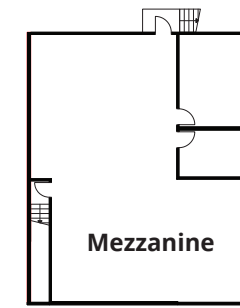
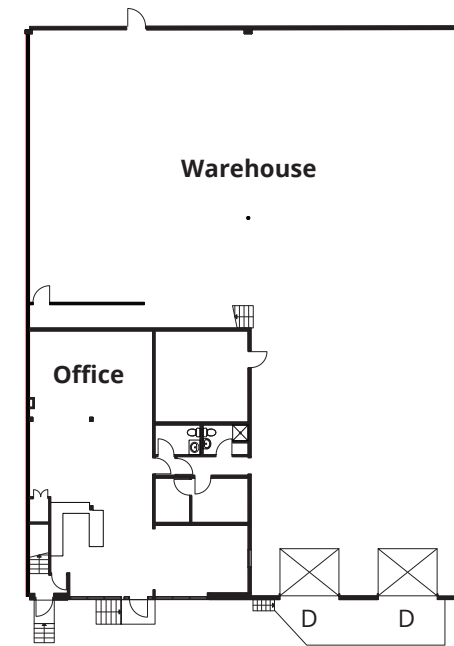
The property is situated on the east side of Simpson Road in North Richmond, offering an exceptional location for both accessibility and amenities.

Key transportation routes such as Highway 99, Highway 91, the Knight Street Bridge, and the Oak Street Bridge are within a 6-minute drive of the property, providing seamless connectivity to Vancouver, Burnaby, Delta, and Surrey. Additionally, Bridgeport Road is only a 5-minute walk away, offering convenient access to a variety of restaurants, shops, services, and transit options.

Key features

-  Concrete tilt-up construction
-  20' clear ceiling height
-  Two (2) dock level loading doors
-  600 volt/600 amp, 3-phase electrical service
-  Fully sprinklered
-  Gas-fired, forced air warehouse heating
-  High efficiency LED lighting
-  Well-improved second floor mezzanine space with carpet throughout

Floor plan



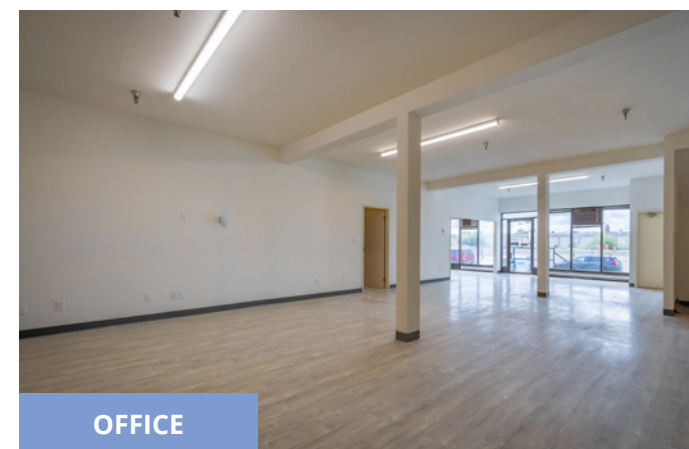
D = Dock loading door



WAREHOUSE



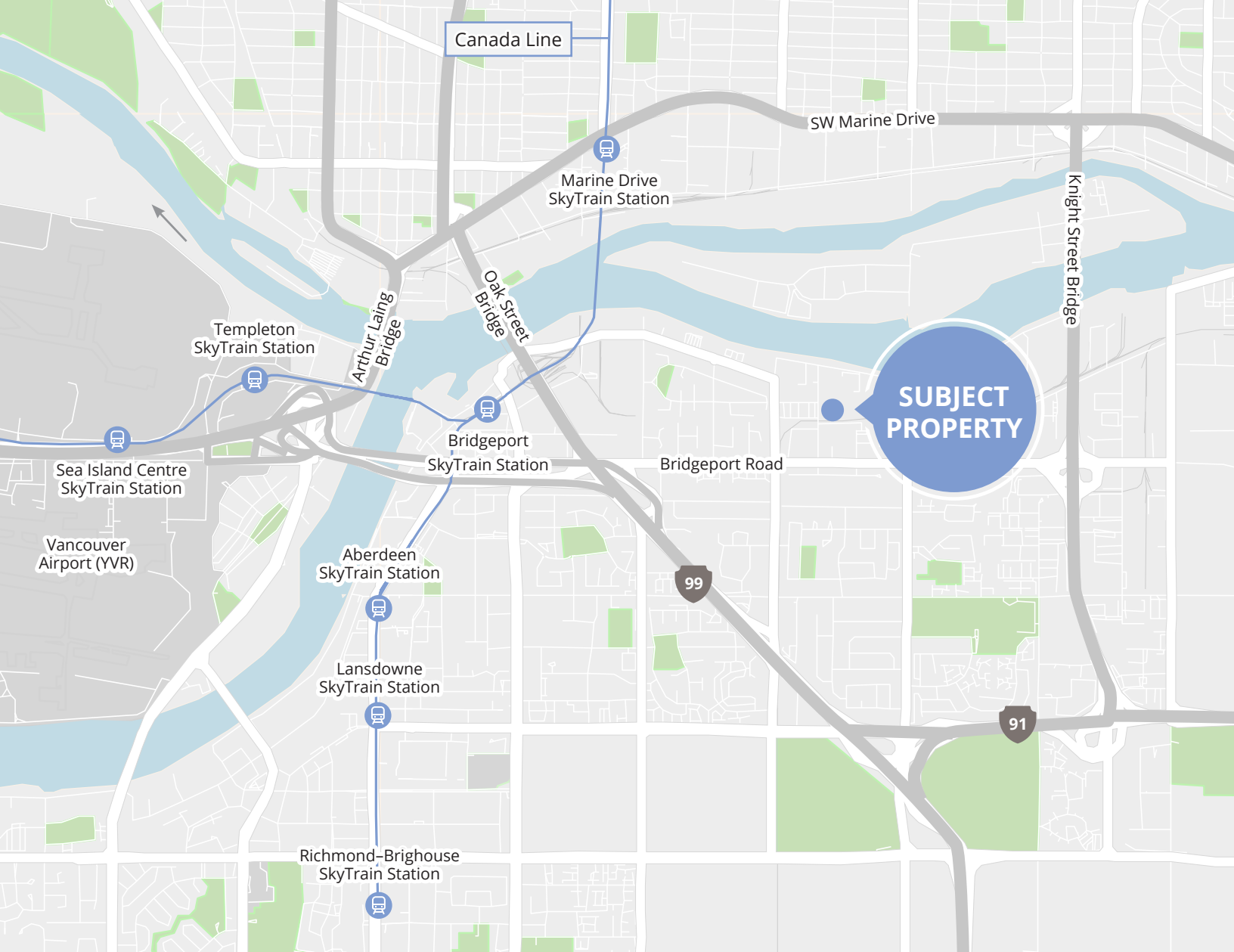
WAREHOUSE



OFFICE



MEZZANINE



Drive times

04 minutes to Highway 99

05 minutes to Highway 91

05 minutes to Knight Street Bridge

06 minutes to Oak Street Bridge

08 minutes to YVR

14 minutes to Richmond Centre

Contact for more information

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