

FOR LEASE

4,009 SF

INDUSTRIAL/OFFICE UNIT AVAILABLE
IN RICHMOND CITY CENTRE

5811

CEDARBRIDGE WAY
RICHMOND, BC
UNIT 140



Highlights



LEASE RATE

\$20.95 PSF basic



ADDITIONAL RENT

**\$10.19 PSF
+ 5% management fee**



AVAILABLE

December 1, 2025



CEILING HEIGHT

21' clear



LOADING

New grade loading doors



PARKING

Ample surface parking



ZONING

IR1 - Industrial Retail

Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses



ACCESS

All-directional access and egress from Cedarbridge Way

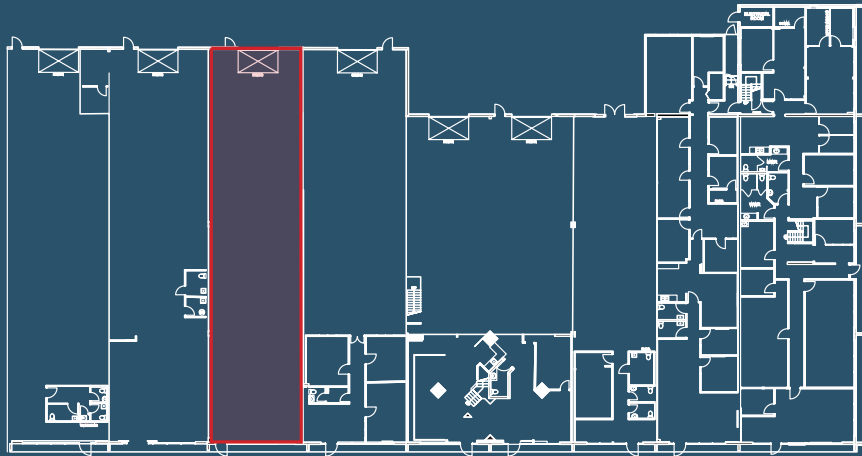


LOCATION

Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area



Floor Plan



Unit 140

Ground Floor
Warehouse and Office
Space:

4,009 SF



Location

The subject property is situated at 5811 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.



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