

For Lease

Unit 140 2700 Simpson Rd.

LOCATION

2700 Simpson Road
Richmond, BC
V6X 2P9, Canada

LEASING CONTACTS

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OVERVIEW

2700 Simpson Road encompasses 23,200 square feet of warehouse and office space within the Bridgeport area of Richmond.



LOCATION

2700 Simpson Road is conveniently located at the intersection of Simpson Road and Bridgeport Road, the centerpoint between Highway 99 and Knight Street. This location allows for easy accessibility to most areas of the Lower Mainland, YVR International Airport and major shipping ports.



LEASABLE AREA AVAILABLE

23,200 sq. ft.

YEAR BUILT

1967

LOADING

4 Dock/2 Grade

ZONING

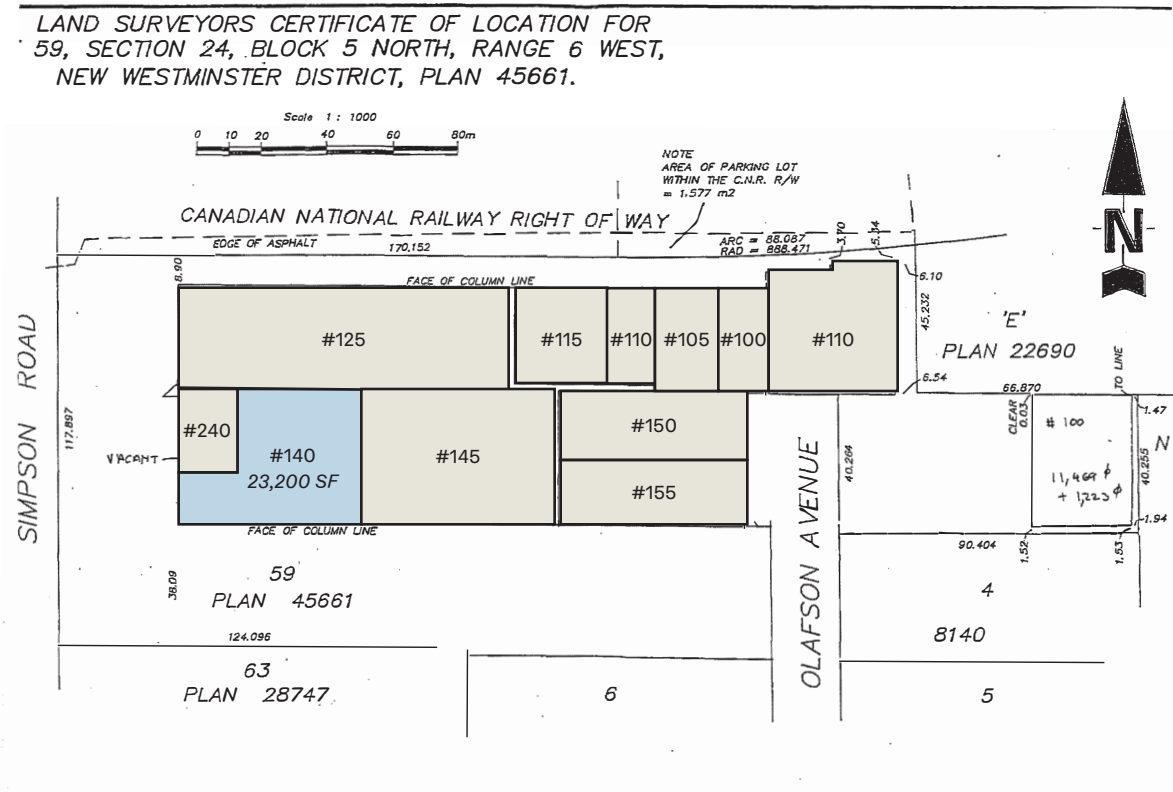
IR-1: Industrial Retail

BUILDING FEATURES

- 21' clear ceiling height
- Full sprinkler system
- Abundance of on-site parking
- Ample loading room for 53' trailers
- 3-phase power (480 volt, 400 amp)

2700 Simpson Road

Leased Available



FLOOR AREA SUMMARY

USE	AREA
Warehouse	18,600 SF*
Office	4,600 SF*
Total	23,200 SF*

*Exact square footages to be confirmed.

ASKING NET RENTAL RATE

Contact listing agents

OPERATING EXPENSES

Approximately \$5.18/sf
(2024 estimate)

Available

October 1, 2024

CONTACT

Get in Touch

HEAD OFFICE

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