

A308 - 4899 VANGUARD ROAD, RICHMOND, BC

NAI Commercial

1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



Industrial Unit For Sale

Property Features

4,074 SF of upgraded
industrial/flex space

More than \$150,000 invested
in improvements

22' clear height with 12,000 lb
freight-elevator access

Samuel Brahem

Industrial Sales and Leasing

sbrahem@naicommercial.ca | 236 971 1180

NAICommercial

Industrial ownership, above expectations.

Opportunity

Upper-level industrial will not work for every business. But for the right owner-user, A308 offers something conventional warehouse bays rarely provide: genuine industrial functionality, abundant natural light, a polished customer-facing environment and prominent exposure toward Highway 91.

Layout

The unit totals 4,074 SF, comprising 3,148 SF on the main industrial level and a 926 SF mezzanine. More than \$150,000 has been invested in documented unit improvements, including three-layer epoxy flooring, warehouse electrical and LED lighting, upgraded power distribution and a completed washroom. Two additional parking stalls were also purchased, bringing the unit's total parking allocation to four stalls.

PID

032-008-023

Total Area

4,074 SF*

Strata Fees 2026

\$1,078.92/month, including GST

Property Taxes 2026

\$17,683.76

Year Built

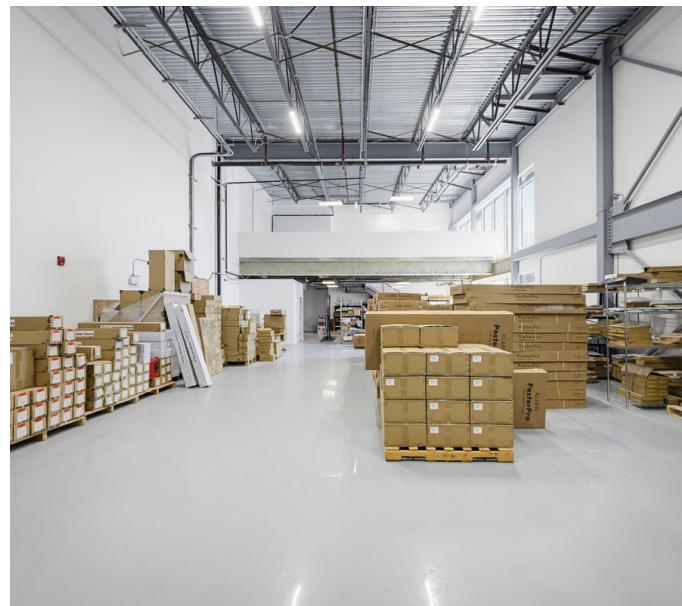
2023

Zoning

IR1 - Industrial Retail

Price

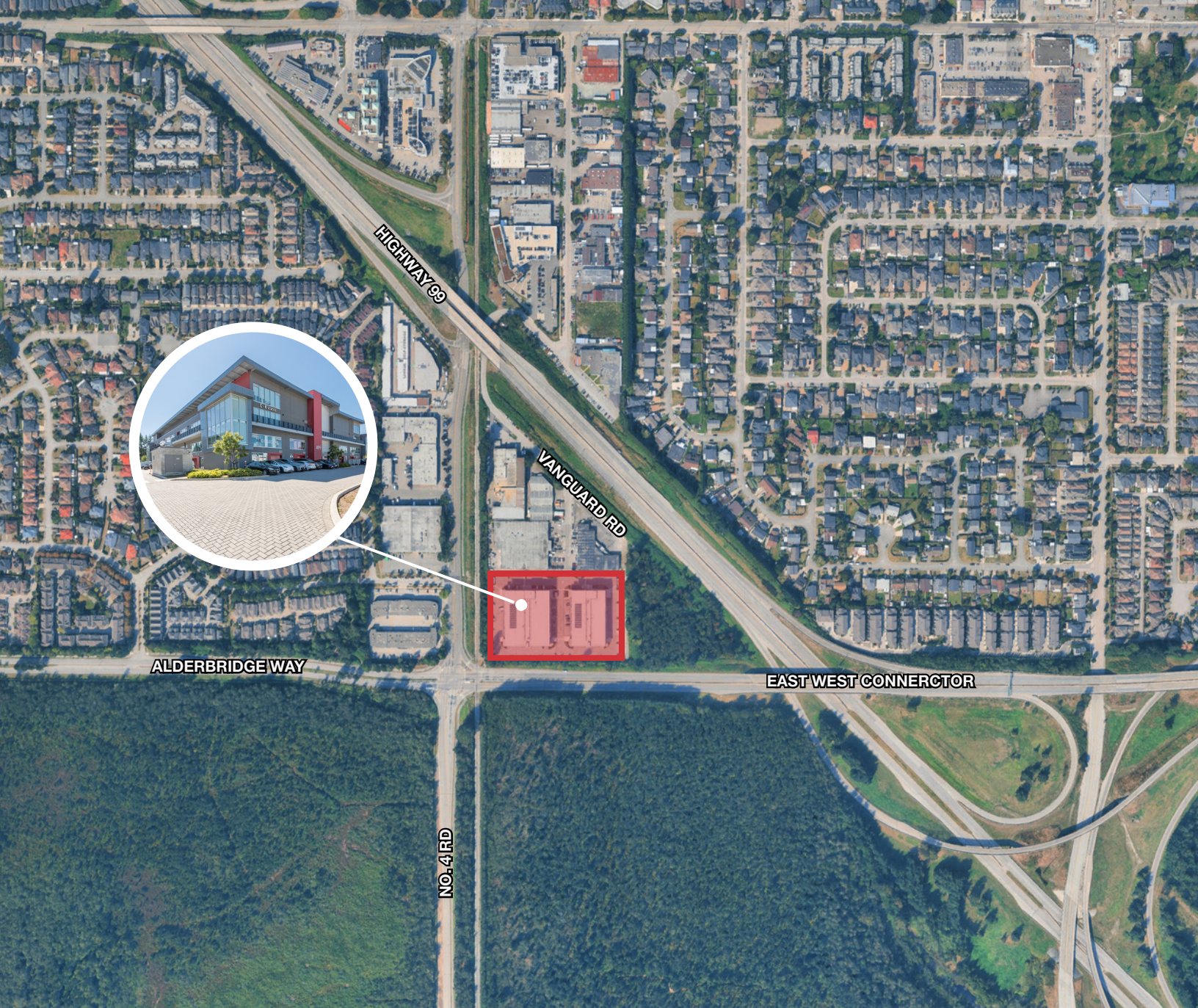
Contact agent for details





Highlights

- 926 SF mezzanine
- Completed accessible washroom
- High-bay LED warehouse lighting
- Private roll-up loading door
- Two 12,000 lb freight elevators
- Four parking stalls
- Highway 91 exposure
- Secured elevator and stairwell access
- Three-layer epoxy warehouse flooring
- 125A, 347/600V, three-phase electrical service
- 45 kVA step-down transformer providing 208Y/120V
- 18'10" service corridor
- ESFR sprinkler coverage



Highway 91

2 min Direct Access

YVR Airport

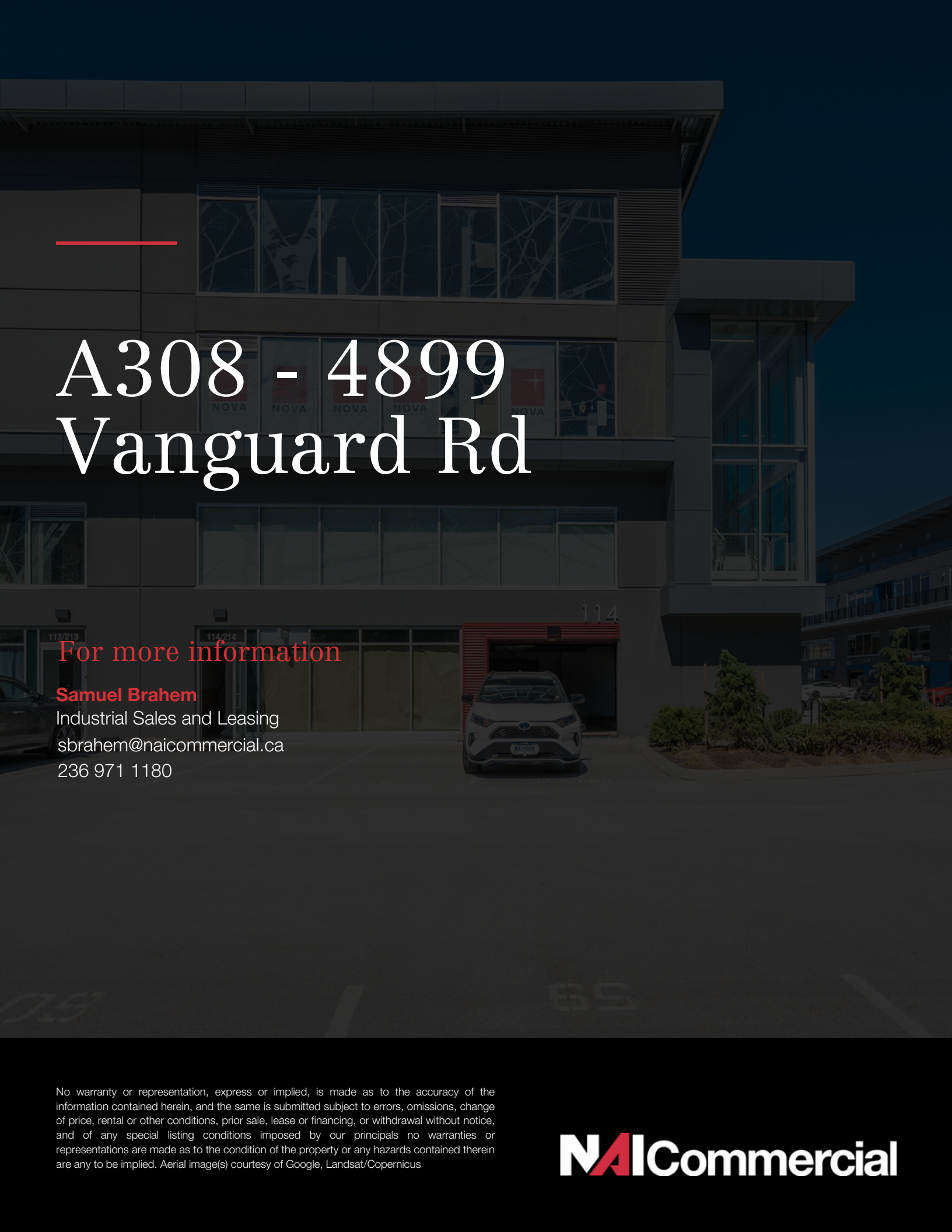
10 min Drive

Downtown Vancouver

25 min Drive

Connected Across Metro Vancouver

4899 Vanguard Road is strategically located in Richmond's East Cambie industrial area, near the intersection of Shell Road and Alderbridge Way. The property offers convenient access to Highway 91, Highway 99, the Oak Street and Knight Street bridges, and Vancouver International Airport. This central location provides efficient connections throughout Metro Vancouver and is well suited for industrial, distribution and service-oriented businesses.



A308 - 4899 Vanguard Rd

For more information

Samuel Brahem

Industrial Sales and Leasing

sbrahem@naicommercial.ca

236 971 1180

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAICommercial