

Industrial

For Lease

Unit 3

# 1600 Valmont Way

Richmond, BC

4,289 sq. ft. unit with grade loading in North Richmond



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**CBRE**

# Property Details



## Building Size

Mezzanine 1,000 sq. ft.  
Warehouse 3,289 sq. ft.  
Total: 4,289 sq. ft.



## Ceiling Height

18' clear



## Parking

Ample surface parking



## Taxes & Op. Costs (2025 est.)

\$6.25 per sq. ft.



## Lease Rate

\$19.00 per sq. ft.



## Availability

March 2026



## Zoning

IL  
Light Industrial Zoning, which permits a wide range of industrial, manufacturing and distribution uses.



## Loading

1 oversized (11' W x 12' H) grade loading door



# Property Highlights

- + Located in North Richmond with **quick access to major arterial roads, such as Highway 91, Highway 99 and the Knight Street Bridge**
- + Strategically located, the site ensures **effortless access to Metro Vancouver's major industrial logistics ports and transportation hubs**
- + 3-phase power
- + 1,000 sq. ft. mezzanine with a forklift gate
- + Fully sprinklered

# Drive Times



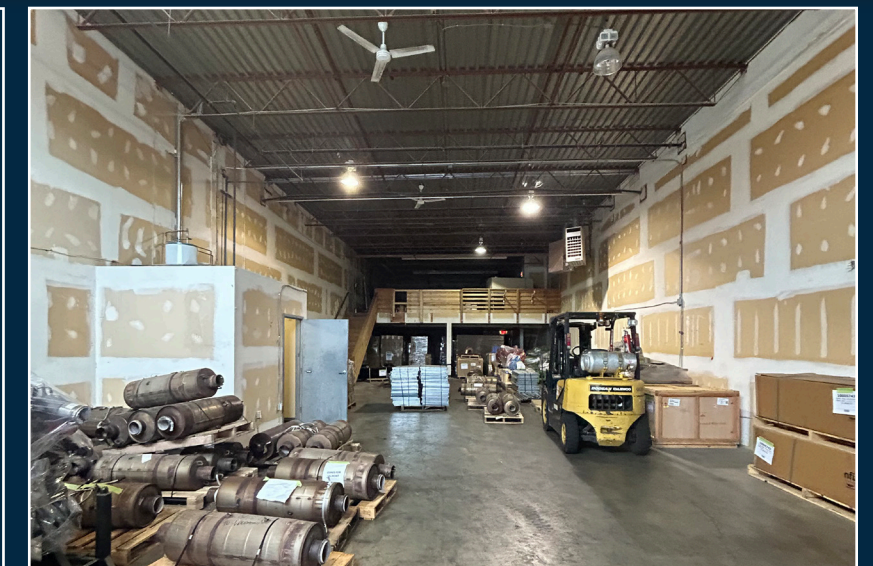
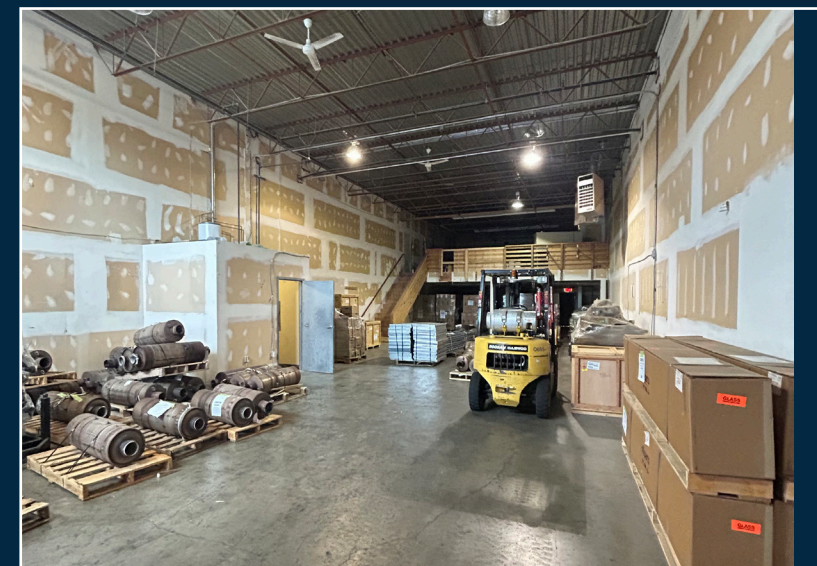
**6 mins**  
Vancouver

**6 mins**  
Highway 91

**8 mins**  
Highway 99

**15 mins**  
YVR International

**27 mins**  
GCT Deltaport





**For more information contact:**

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