

**AVISON  
YOUNG**

# For Lease

12851 & 12871 Bathgate Way  
Richmond, BC



Modern flex-industrial/  
commercial units located  
in the Crestwood industrial  
area

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## Opportunity

Avison Young is pleased to present the opportunity to lease a small-bay warehouse and showroom space in the heart of the Crestwood industrial area. Units of this size are seldom available in the Richmond and Metro Vancouver markets. This two-building complex has recently undergone substantial renovations, and continues to be well-maintained by professional property management services.

## Location

The subject property is located in the Crestwood area of North Richmond, a mainstay for big box retailers, including IKEA, Jordan's Furniture, Trail Appliances, Staples, Home Depot and Sleep Country Canada. The steady traffic from these retailers, as well as the high visibility location on Sweden Way and Bathgate Way has proven beneficial to existing tenants.

The property provides excellent access to public transit and is within proximity to two major thoroughfares connecting Richmond to Metro Vancouver: Bridgeport Road and Knight Street. The property also benefits from proximity to Vancouver International Airport, Highway 91 and Highway 99.

## Recently renovated

- Freshly painted white interiors
- New grade doors
- Parking surface entirely repaved
- New front podium signage
- Updated unit signs at each unit

## Highlights



Industrial Retail (IR1) Zoning: Flexible zoning that allows for industrial, retail, recreational and office uses



Pylon signage



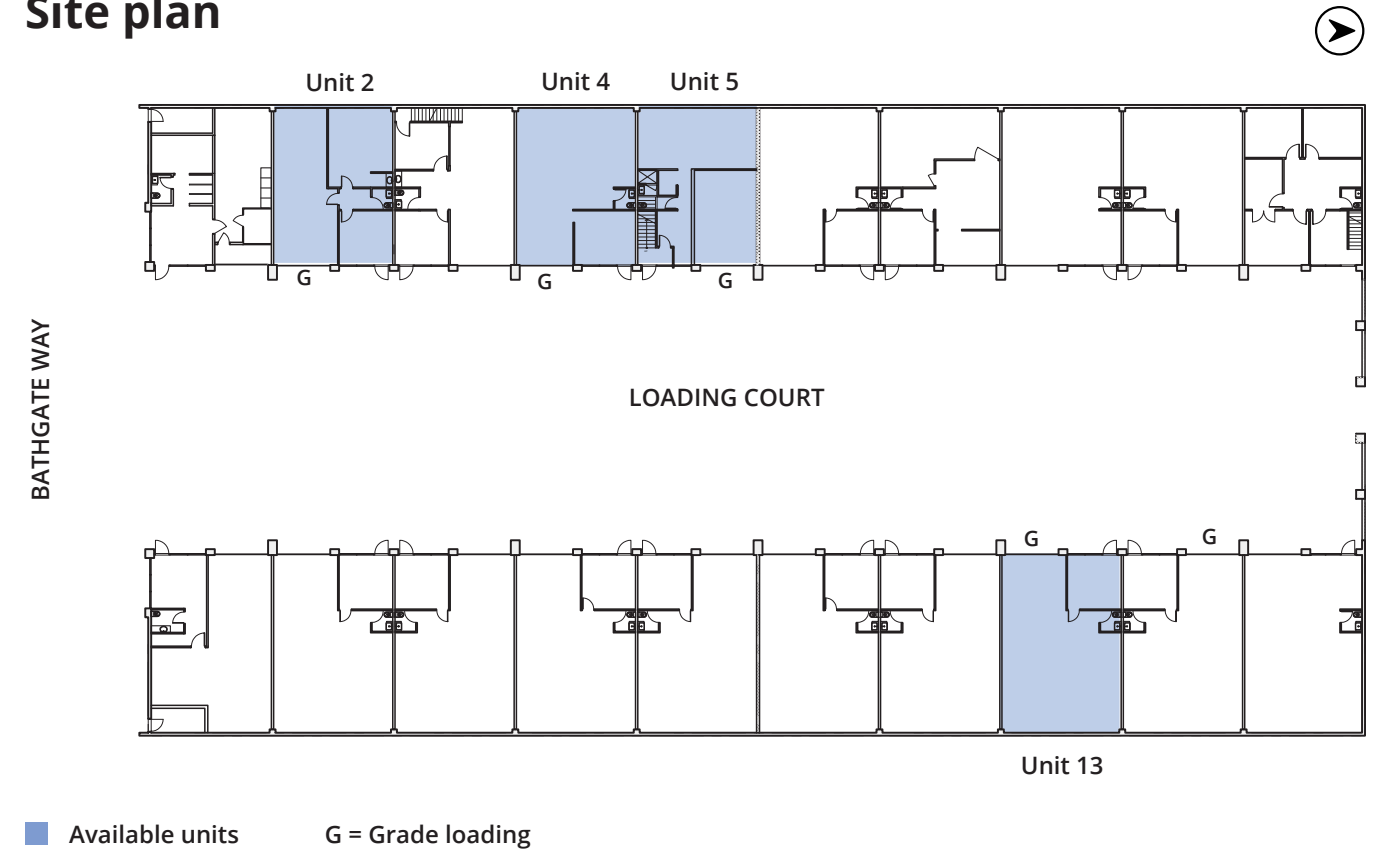
19'4" minimum ceiling height



One (1) grade-level loading door per bay



## Site plan



## Availability

Unit	2	4	5	13
<b>Warehouse area</b>	1,006 sf	1,006 sf	1,006 sf	1,100 sf
<b>Loading doors</b>	One (1) grade	One (1) grade	One (1) grade	One (1) grade
<b>Availability date</b>	Immediate	Immediate	Immediate	Immediate

### LEASE RATE

By proposal – contact listing agents for more details

### ADDITIONAL RENT (2025 ESTIMATE)

\$10.10

\*Warehouse areas and additional rent are subject to change



## Nearby amenities

- |                       |                  |               |
|-----------------------|------------------|---------------|
| 1. Trail Appliances   | 5. Leon's        | 9. McDonald's |
| 2. Staples            | 6. Starbucks     | 10. Chevron   |
| 3. IKEA               | 7. Home Depot    |               |
| 4. Jordan's Furniture | 8. Sleep Country |               |

## Contact for more information

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