

For Lease

# Unit 161 - 1999 Savage Road

Richmond, BC

2,350 SF Warehouse Unit with Grade Loading in North Richmond



**CBRE**

# The Opportunity

For Lease | 161 - 1999 Savage Road, Richmond

Unit 161 at 1999 Savage Road presents an opportunity to lease a highly functional 2,350 SF light industrial warehouse unit in North Richmond, **offering efficient regional access near the Knight Street Bridge with quick connectivity to Highway 91 and SE Marine Drive**. The premises features 20' clear ceiling height, one (1) grade loading door (9' x 9'), 500 AMP 3-phase power, and full sprinkler protection, ideal for a wide range of industrial users (automotive uses excluded by strata bylaws). A well-appointed second-floor office includes two (2) private offices and a kitchen, steel-frame and concrete construction, **gated/fenced secure access**, and more. The unit is available with 30 days' notice, contact listing agents for further information.

## Property Details

### Building Size

Main Floor	1,510 SF
Second Floor	840 SF
Total (approx)	2,350 SF

### Zoning

IL (Light Industrial)  
\*Strata By-laws do not permit  
Automotive Uses

### Lease Rate

\$17.50 PSF, triple net

### Additional Rent

\$6.64 per SF (2026 est.)

### Parking

3 designated stalls

### Availability

30 days notice



## Unit Features



20' clear ceiling height



One (1) Grade loading door (9' x 9')



500 AMP, 3 phase electrical service



Two (2) washrooms (1 per floor)



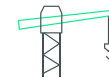
Fully sprinklered



2nd floor office includes two (2) private offices & kitchen



Gated and fenced complex with secure access



Built in 2008



Steel frame and concrete construction

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## The Location

The property is located in an established industrial area on the East side of Number 6 Road in North Richmond close to the Knight Street Bridge. Proximity to SE Marine Drive and Highway 91 offer efficient travel throughout Metro Vancouver and Richmond. This convenient location allows for fast connectivity to YVR International Airport (9 km), Deltaport Container Terminal (29 km) and the US border crossing (39 km). Users will also benefit from the numerous amenities available on nearby Bridgeport Road.



### FOR MORE INFORMATION CONTACT

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