

For Sale

CBRE

THE
INDUSTRIAL
SPECIALISTS

4700 Vanguard Road

Richmond, BC

UPDATED PRICING
\$376 PSF



Industrial Retail Zoned Freestanding Warehouse on
Vanguard Road with Quick Access to Vancouver

The Opportunity

Industrial Retail Warehouse For Sale

4700 Vanguard (the “Property”) offers an opportunity to purchase a large industrial building featuring a spacious open warehouse area.

The Property offers a total of 21,784 SF, 15’ clear heights and 3 grade level loading doors.

Situated on Vanguard Road just off the Oak Street Bridge and Shell Road off-ramp providing direct connections to major transportation routes, including Highway 99, and Highway 91, Vancouver City Centre and the US/ Canadian Border.

BUILDING SIZE
21,784 SF

LAND SIZE
0.88 acres (38,390 SF)

ZONING
IR-1 (Industrial Retail)

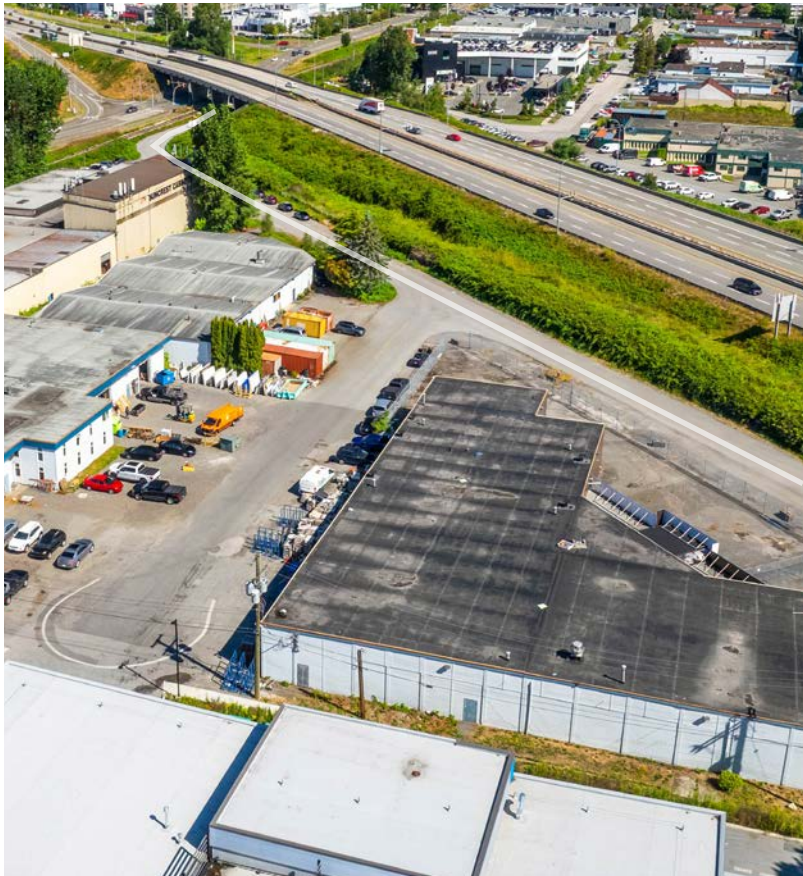
LOADING
3 Grade Level

CEILING HEIGHT
15’ clear

AVAILABILITY
Unit 1 - September 1, 2026
Unit 2 - Available in 60 days

PROPERTY TAX (2025)
\$88,028

LISTING PRICE
~~\$8,400,000 (\$385 PSF)~~
\$8,200,000 (\$376 PSF)



Property Features

- Excellent exposure and easily accesibly via Highway 91 and No.5 Road
- 3 grade loading doors
- 1 drive in dock platform
- 3 phase, 600 volt electrical service
- On site and street parking
- Fenced & paved yard
- Redevelopment potential up to 38,332 SF
- Constructed with structural wood and concrete block frame, with wood panel facades
- Building is currently demised into 2 sections providing flexible options



5

Minutes to
Highway 91

5

Minutes to
Highway 99

30

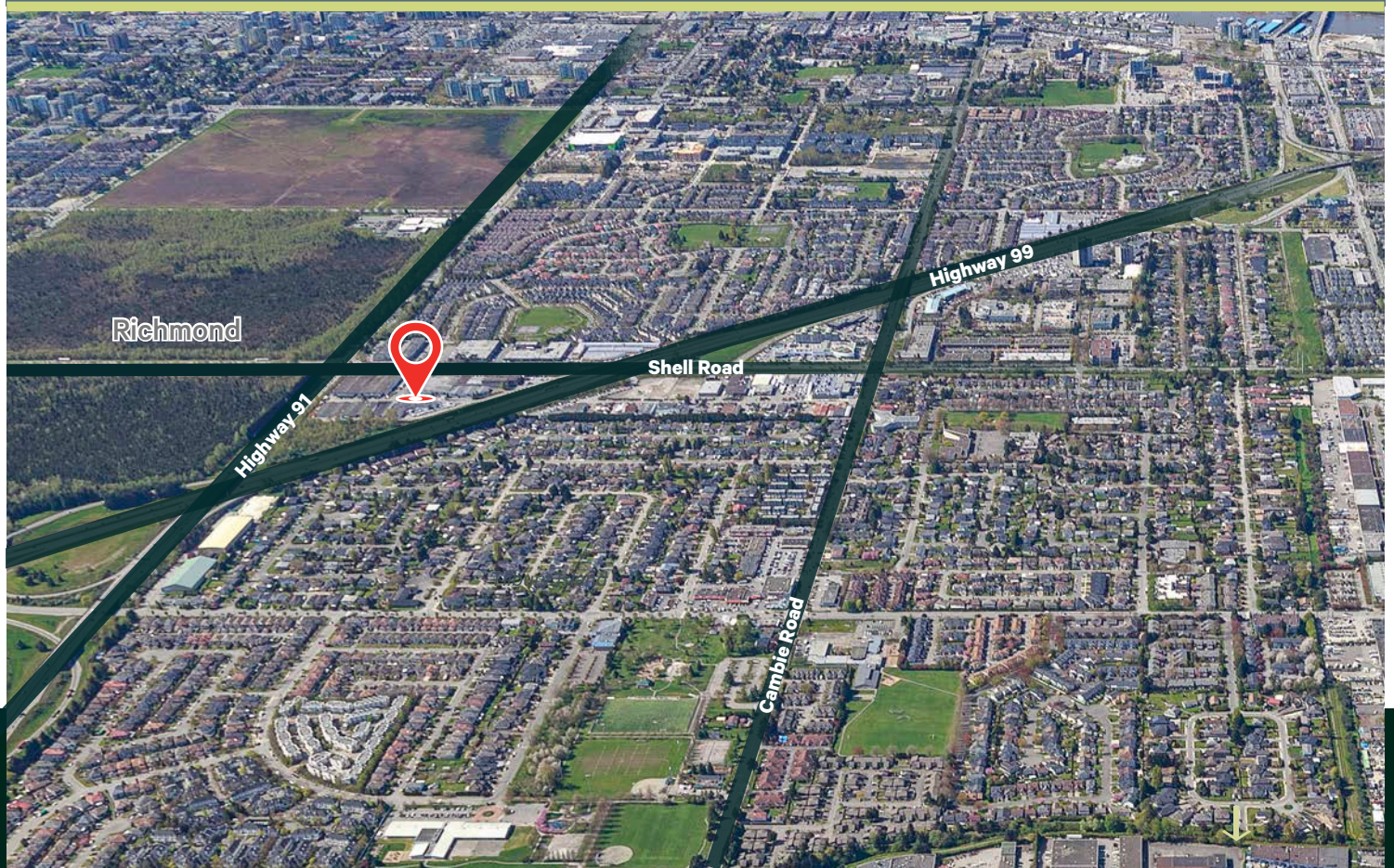
Minutes to
Vancouver
City Centre

15

Minutes to
US/Canada Border Crossing



Bus Routes
Near Property



Connect With Us For More Information

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