

**AVISON  
YOUNG**

**wesgroup**

**For Lease**

Unit 160 - 2620 Simpson Road  
Richmond, BC



**\$16.00 PSF REDUCED LEASE RATE**  
**ONE MONTH NET FREE RENT PER YEAR OF THE LEASE TERM**

7,104 sf warehouse/office unit  
with two dock loading doors plus  
bonus 1,785 sf second floor office/  
mezzanine

**Bryn Cartwright**, Associate Vice President  
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*\*Ryan Kerr Personal Real Estate Corporation*

## LIMITED-TIME TENANT INCENTIVE

One (1) month net free rent  
per year of the lease term\*

## Property details

### LEASABLE AREA

Ground floor warehouse/office: 7,104 sf

Bonus 1,785 sf second floor office/mezzanine is  
included rent free

### ZONING

**IL (Light Impact Industrial)** permits a wide range  
of light industrial uses, including but not limited  
to warehousing, distribution, manufacturing,  
production, service, auto repair and ancillary office.

### REDUCED LEASE RATE

~~\$19.00 psf, net~~ **\$16.00 psf, net**

### ADDITIONAL RENT

\$7.99 psf\* (2026 estimate)

\*excludes 5% management fee on gross rent

### AVAILABILITY DATE

Immediately

## Opportunity






On behalf of Wesgroup, Avison Young is pleased to  
offer a 7,104 sf warehouse/office unit with newly  
repainted interiors and two dock loading doors in  
North Richmond's desirable Bridgeport area. The unit  
also includes 1,785 sf of rent-free, bonus second floor  
office/mezzanine space.

## Location

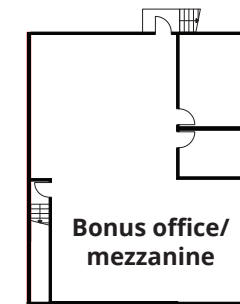
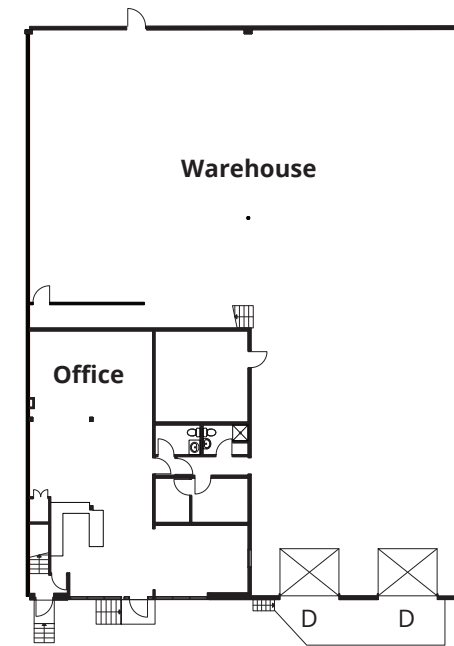
The property is situated on the east side of Simpson  
Road in North Richmond, offering an exceptional  
location for both accessibility and amenities.

Key transportation routes such as Highway 99, Highway  
91, the Knight Street Bridge, and the Oak Street Bridge  
are within a 6-minute drive of the property, providing  
seamless connectivity to Vancouver, Burnaby, Delta, and  
Surrey. Additionally, Bridgeport Road is only a 5-minute  
walk away, offering convenient access to a variety of  
restaurants, shops, services, and transit options.

## Key features

-  Concrete tilt-up construction
-  20' clear ceiling height
-  Two (2) dock level loading doors
-  200 amp/600 volt, 3-phase electrical service
-  Fully sprinklered
-  Gas-fired, forced air warehouse heating
-  High efficiency LED lighting
-  Well-improved second floor office space  
with carpet throughout

## Floor plan



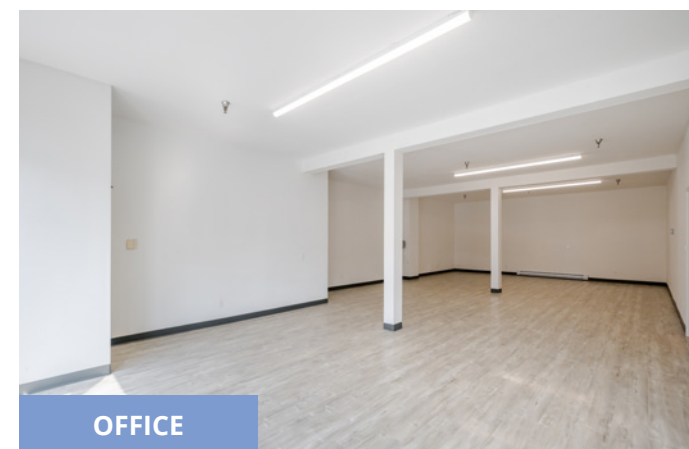
D = Dock loading door



WAREHOUSE



WAREHOUSE

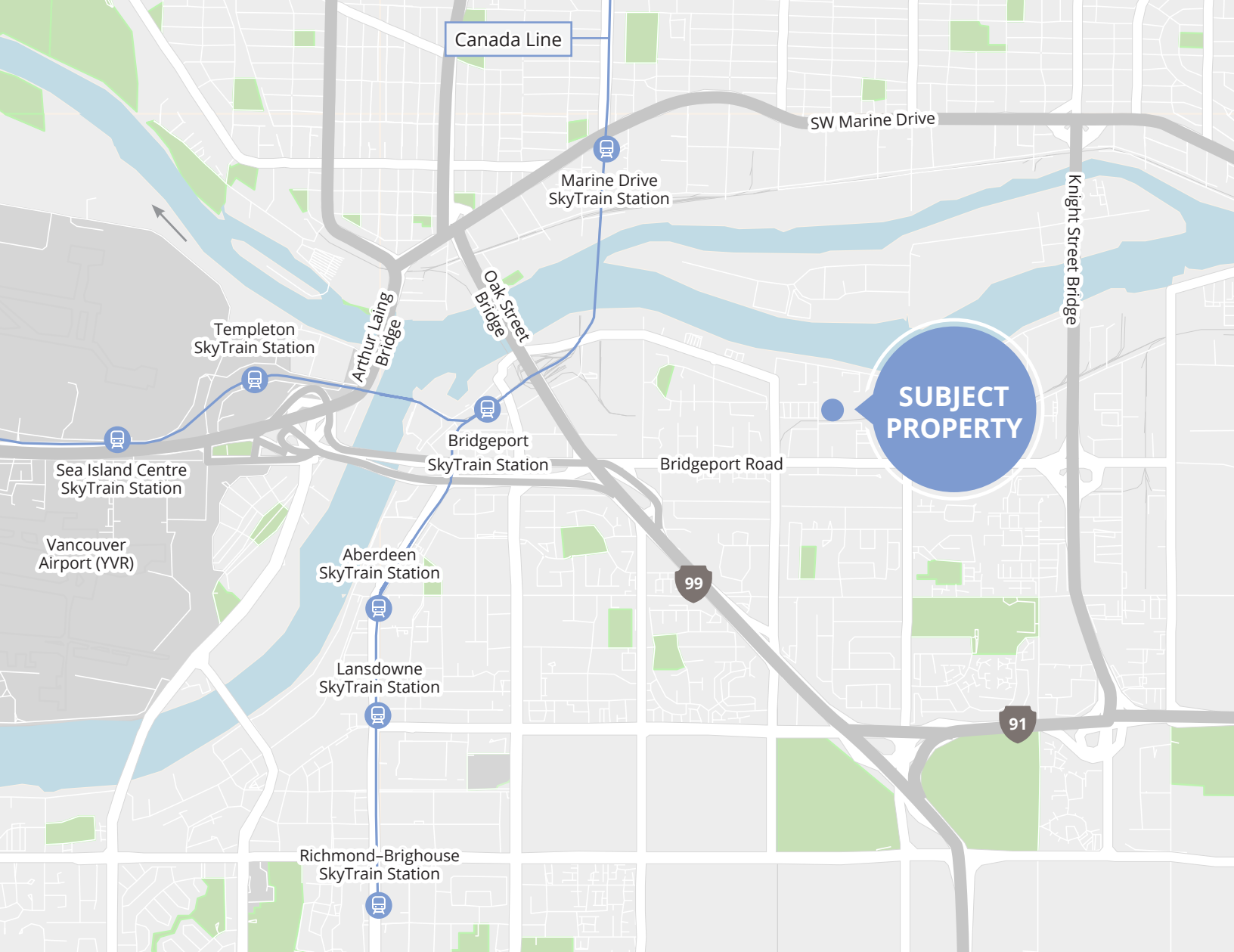


OFFICE



OFFICE

\*The Landlord reserves the right to change or withdraw this incentive at any time without notice or obligation.



## Drive times

**04** minutes to Highway 99

**05** minutes to Highway 91

**05** minutes to Knight Street Bridge

**06** minutes to Oak Street Bridge

**08** minutes to YVR

**14** minutes to Richmond Centre

## Contact for more information

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**AVISON  
YOUNG**

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MANAGED COMPANIES**  
Platinum member