

FOR LEASE

4,366 SF & 4,010 SF

INDUSTRIAL/OFFICE UNITS AVAILABLE  
IN RICHMOND CITY CENTRE

5811

CEDARBRIDGE WAY  
RICHMOND, BC  
UNIT 130-140



# Highlights

**LEASE RATE**  
**\$20.95 PSF basic**

**ADDITIONAL RENT**  
**\$10.19 PSF**  
**+ 5% management fee**

**AVAILABLE**  
**Unit 130 – September 1, 2026**  
**Unit 140 – February 1, 2026**

**CEILING HEIGHT**  
**21' clear**

**LOADING**  
**New grade loading doors**

**PARKING**  
**Ample surface parking**

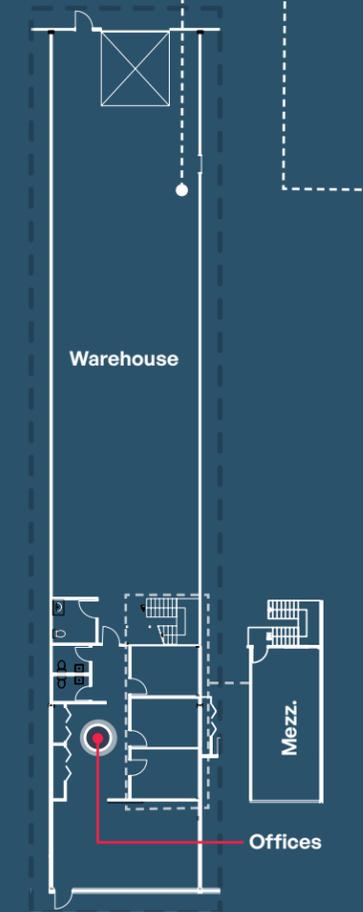
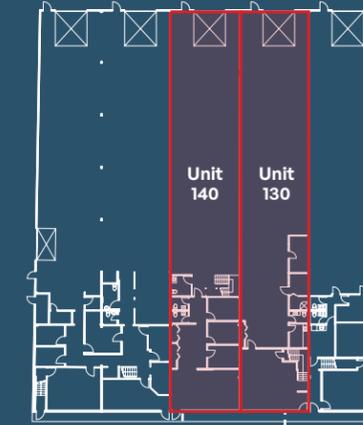
**ZONING**  
**IR1 - Industrial Retail**  
**Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses**

**ACCESS**  
**All-directional access and egress from Cedarbridge Way**

**LOCATION**  
**Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area**

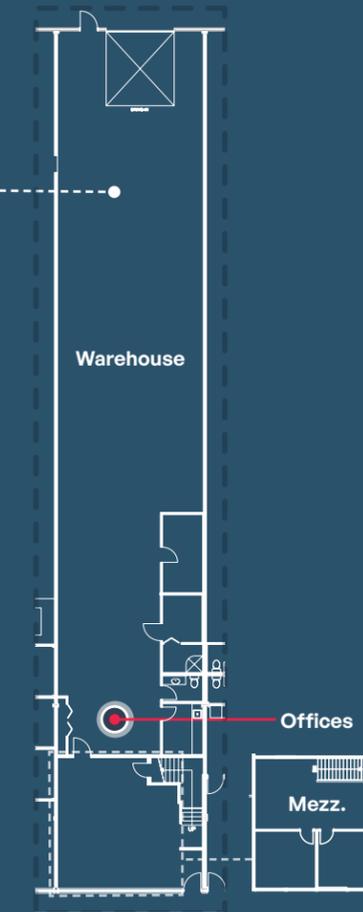


# Floor Plan



**Ground Floor**  
**Warehouse and Office Space:**

**Unit 130: 4,366 SF**  
**Unit 140: 4,010 SF**



# Location

The subject property is situated at 5811 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.



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