FOR LEASE

SUNCREST CABINETS

#170 - 4691 Vanguard Road Richmond, BC

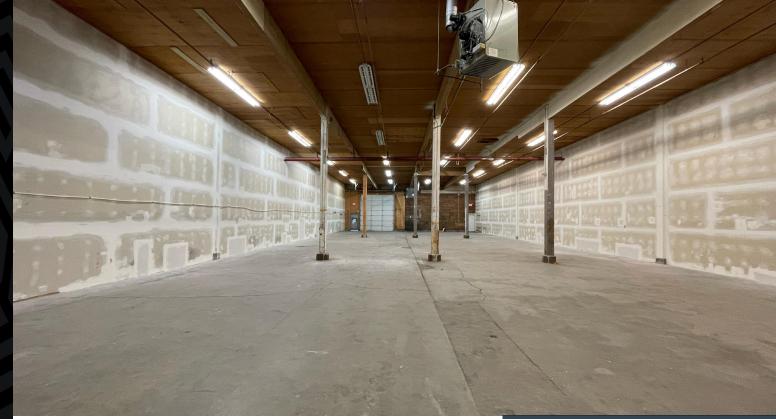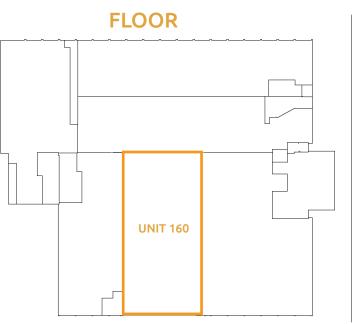## Highly Accessible Industrial Warehouse in North Richmond

LUK
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FLOOR

N

UNIT 160

Vanguard

OPPORTUNITY

Welcome to Unit 170 - 4691 Vanguard Road, a versatile 5,592 SF warehouse in the heart of Richmond's industrial area. With ceilings of approximately 16' to 17', this space is ideal for a wide array of industrial operations. Its strategic location offers seamless access to both Highway 99 and Shell Road, ensuring efficient transportation and logistics. Located among a community of industrial service offices, the warehouse is a mere 15-minute drive to YVR Airport and 25 minutes to Tsawwassen Port, making it an optimal choice for businesses seeking connectivity and accessibility.

LOCATION

Drive Time

Vancouver International Airport:
15 Minutes

Tsawwassen Ferry Terminal:
25 Minutes

CAMBIE ROAD

SHELL ROAD

HIGHWAY 99

ALDERBRIDGE WAY

CAMBIE PLAZA

SUBJECT PROPERTY

BLUE STAR MARBLE

Holiday Inn AN IHG HOTEL

ANDREW SHERET LIMITED EST 1892

U-HAUL

MINI RICHMOND

RBC

SHOPPERS DRUG MART

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