

FOR LEASE

#120 -13880 Wireless Way, Richmond, BC

LIGHT-INDUSTRIAL UNIT IN TROVE



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

Allan Cheng*
Commercial Broker
778.929.9948
allan@lukrealestategroup.com

Jonathan Kan
Commercial Broker
778.237.8447
jonathan@lukrealestategroup.com



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*Personal Real Estate Corporation

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OPPORTUNITY

Lease modern light industrial space at Unit #120 – 13880 Wireless Way in Richmond’s exclusive Trove business complex. This 2,167 SF unit offers a functional blend of warehouse and mezzanine office, with grade-level loading and soaring ceilings. Centrally located with direct access to Highways 99, 91, and Westminister Highway, it provides exceptional regional connectivity. Surrounded by design-forward businesses and close to the Richmond Auto Mall, Urban Farm Market, and Richmond Nature Park, this is a fantastic opportunity to secure adaptable space in a gated, well-managed industrial community, ideal for boutique production, specialty trades, or service-based businesses.

SALIENT FACTS

For Lease:	#120 -13880 Wireless Way, Richmond, BC
PID:	031-116-841
Legal Description:	STRATA LOT 11 SECTION 5 RANGE 5 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS6600 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Current Zoning:	IB1
Square Footage (approx.):	2,246 SF
Net Rent:	\$25.00/SF
Additional Rent:	\$13.00/SF



LOCATION

Located at Unit #120, 13880 Wireless Way, in Richmond's premier Trove light-industrial campus, this unit offers exceptional access to Highways 99, 91, and Westminister Highway, just 15–20 minutes from YVR and downtown Vancouver. Transit is seamless with bus connections to Bridgeport and Lansdowne Canada Line stations. The complex hosts a dynamic mix of businesses including Moving Coffee, Richmond Driving Range, and Rinse Lab, fostering a vibrant, design-forward industrial community. Nearby, you'll find the Richmond Auto Mall, Urban Farm Market, and Richmond Nature Park. Purpose-built for light industrial users, this unit offers functional efficiency in a secure, accessible location well-suited to production, logistics, specialty trades, and creative industries.

HIGHLIGHTS



Modern Light-Industrial Workspace:

Situated in Richmond's sought-after Trove complex, this 2,167 SF unit offers a clean, well-configured layout with warehouse space, mezzanine office, grade-level loading, and high ceilings, ideal for creative trades, boutique manufacturing, or specialty service uses.



Transit & Highway Connectivity:

Strategically located with direct access to Highways 99, 91, and Westminister Highway, and within 15–20 minutes of YVR, the U.S. border, and Downtown Vancouver. Transit options include nearby bus routes with connections to Bridgeport and Lansdowne Canada Line stations.



Surrounding Industrial Ecosystem:

Trove is home to a curated mix of high-end businesses including Moving Coffee, Rinse Lab, and Element Acoustics, and is minutes from the Richmond Auto Mall, Urban Farm Market, and Richmond Nature Park, creating a polished and functional environment for forward-thinking operators.



Functional Design & Security:

The unit features high ceilings, large windows, HVAC in office areas, and grade-level loading with automatic doors in a gated, well-maintained complex, providing secure, flexible space for business owners seeking modern industrial utility in a premium setting.

PHOTOS

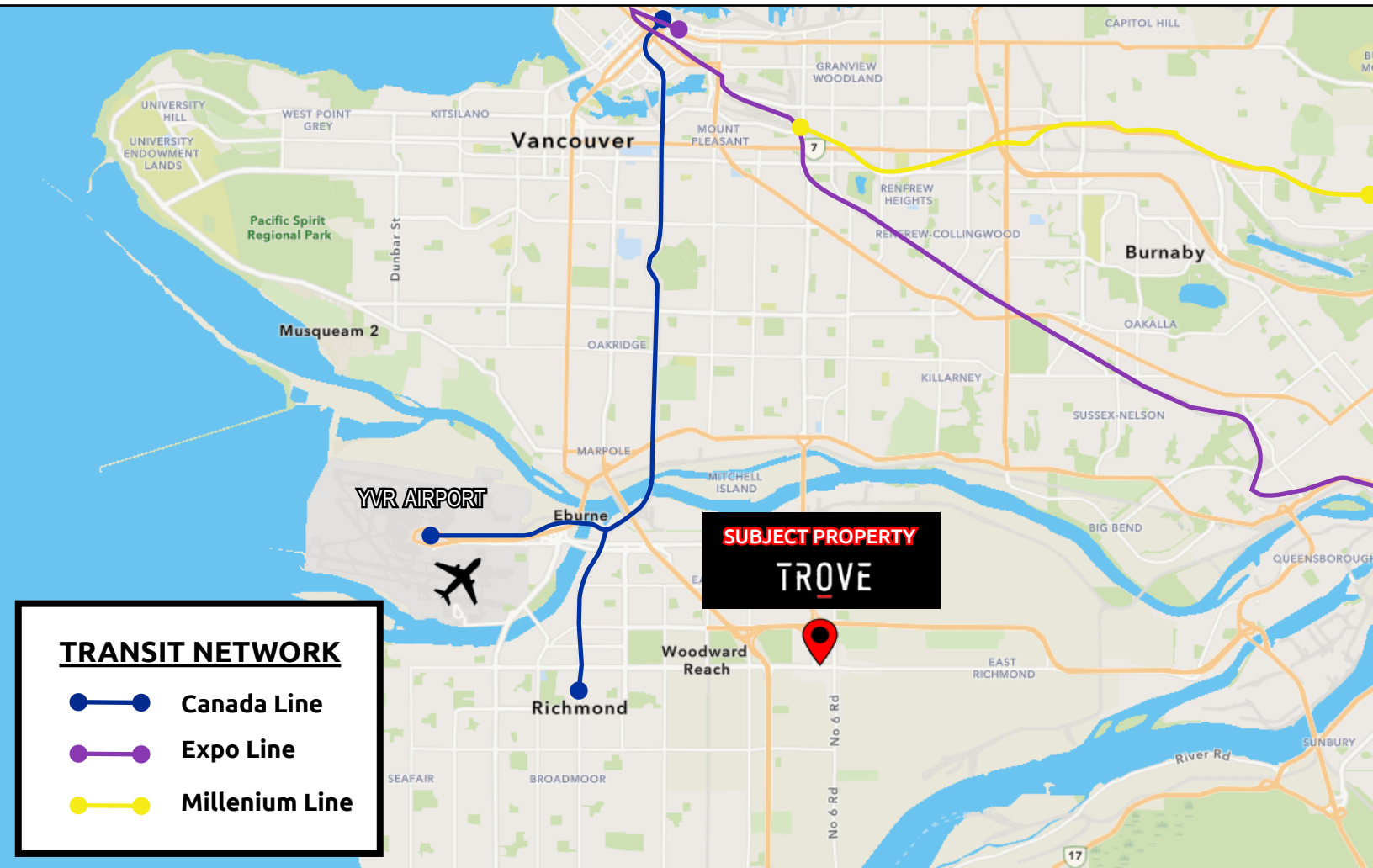
INTERIOR UNIT (GROUND)



MEZZANINE



LOCATION OVERVIEW



TRANSIT NETWORK

-  Canada Line
-  Expo Line
-  Millenium Line

DRIVE TIME



YVR AIRPORT
20 MIN



DOWNTOWN
RICHMOND
10 MIN



DOWNTOWN
VANCOUVER
30 MIN



US BORDER
20 MIN

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