



# 12751

Vulcan Way, Richmond

Unit 150 - 80,487 SF

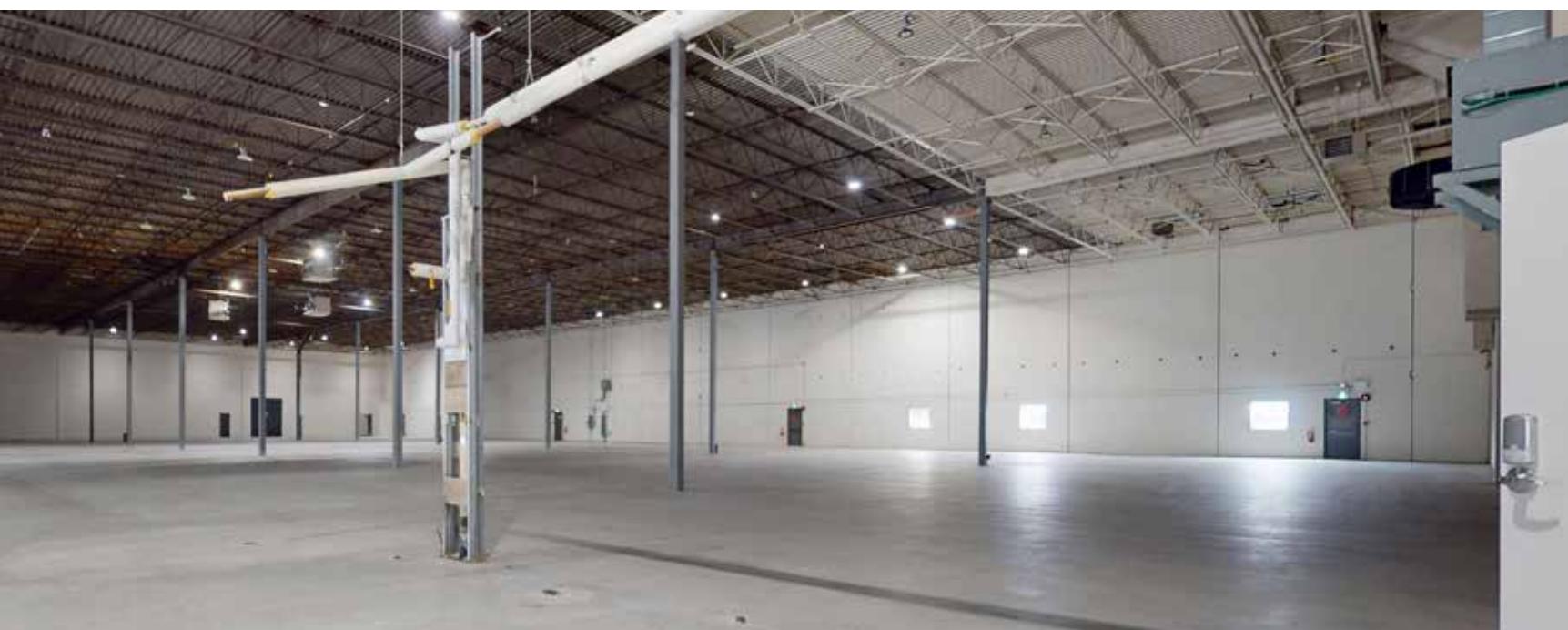
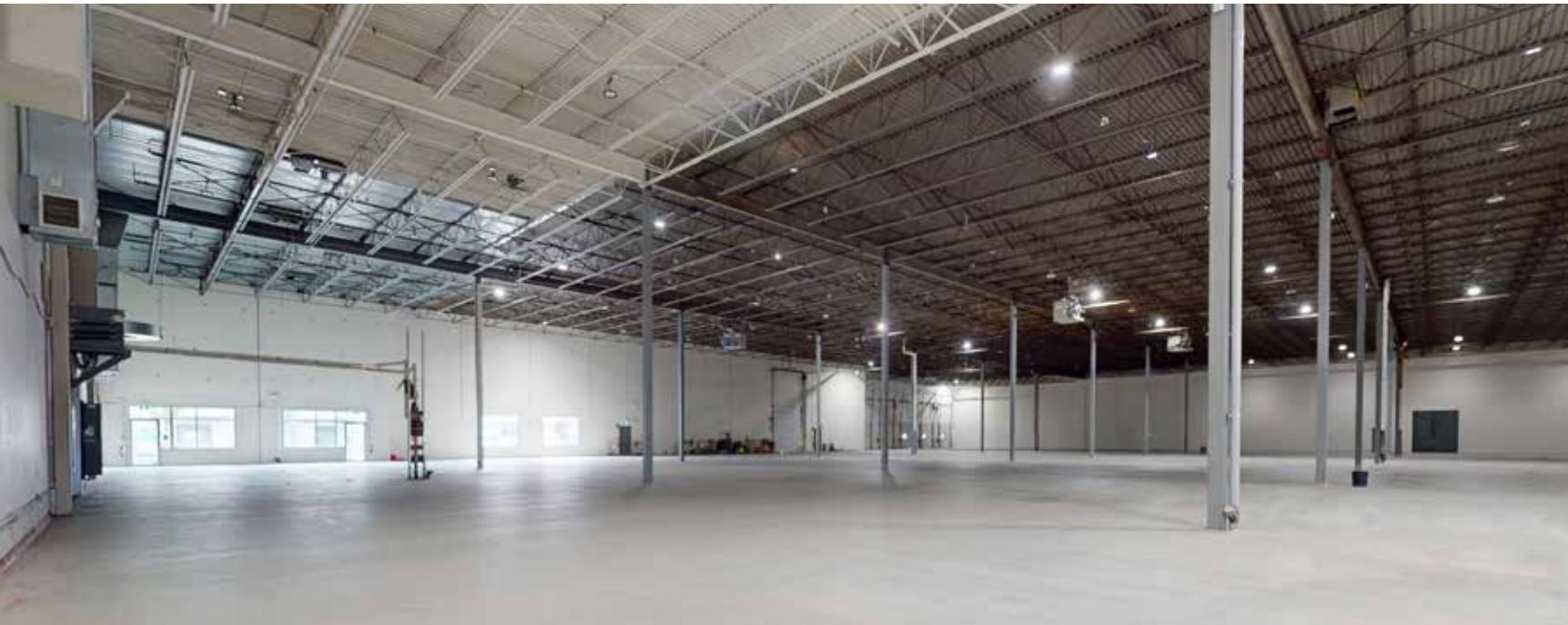
Streamline your operations from an established industrial hub, with convenient access to YVR, the Port of Vancouver and Highway 91/99



 **BGO**  
Properties

\*Contact Tim Evans at BGO for details.

\*Lease must commence by April 1, 2026.



# Region-wide reach and streamlined operations from Richmond

12751 Vulcan Way in Bridgeside Business Centre combines last-mile speed with region-wide reach. The property is strategically located minutes to major bridges and highways, close to the Vancouver International Airport's cargo and port terminals, and surrounded by Richmond's deep industrial ecosystem. Proximity to the Knight Street Corridor via No. 5 Road/Viking Way and Bridgeport Road leads to convenient access to all areas of the lower mainland.

## PROPERTY HIGHLIGHTS



62,820-SF warehouse and 17,667-SF office



Ample on-site parking



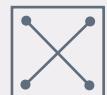
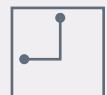
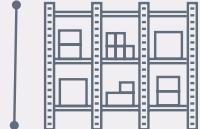
Multi-modal logistics connections



26-foot clear height



Available immediately

<b>80,487 SF</b> TOTAL LEASABLE AREA	
<b>62,820 SF</b> TOTAL WAREHOUSE (NORTH and SOUTH)	
<b>36' x 23' 6"</b> COLUMN SPACING	
<b>26'</b> CLEAR HEIGHT	
<b>8</b> DOCK HIGH DOORS and 1 GRADE DOOR  <i>Inquire about installing additional doors</i>	

# Specifications

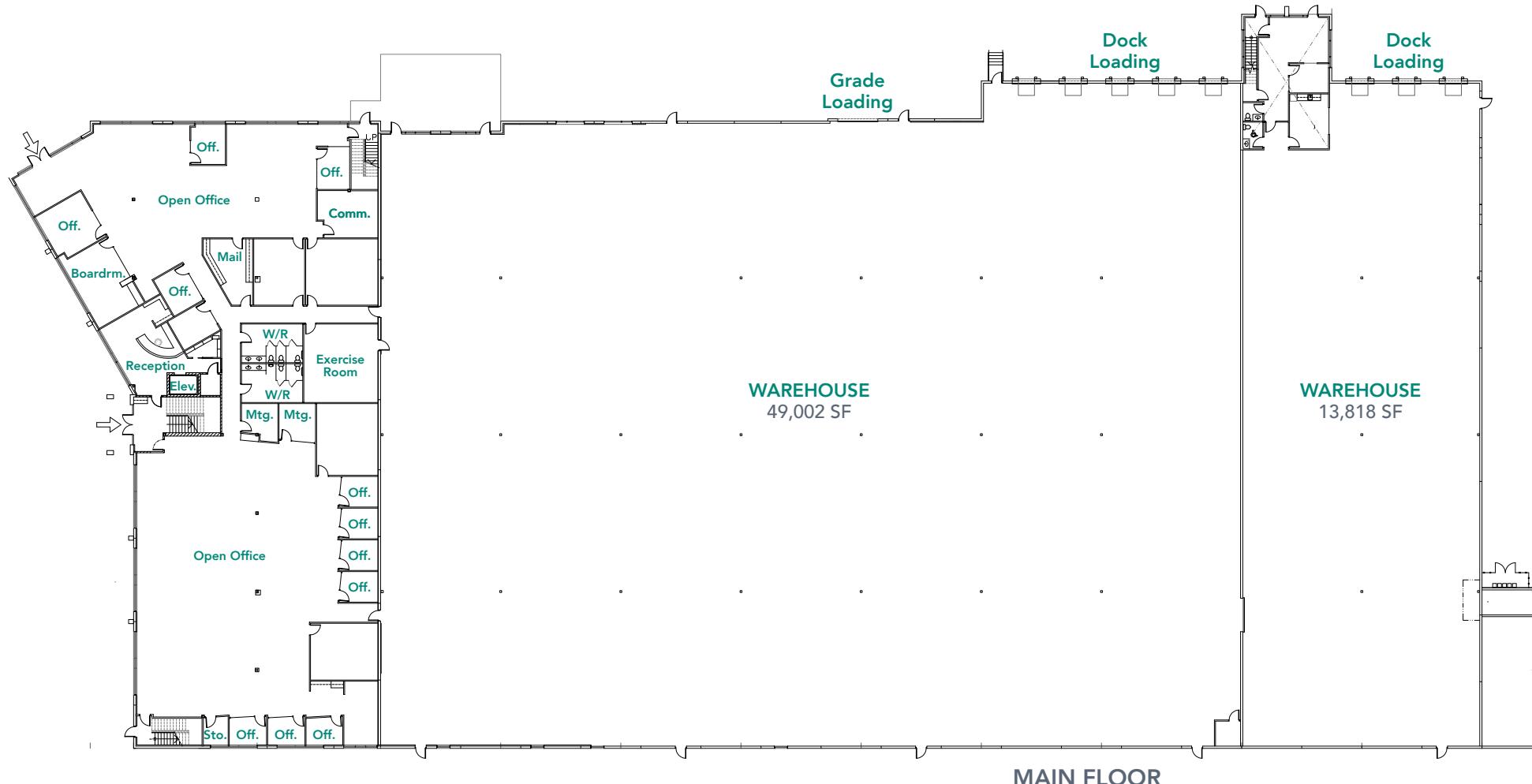
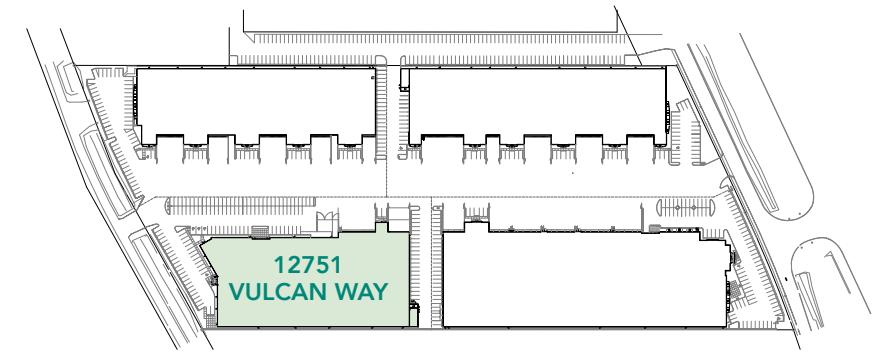
<b>UNIT SIZE</b>	80,487 SF
<b>NORTH WAREHOUSE</b>	49,002 SF
<b>NORTH OFFICE</b>	15,487 SF
<b>SOUTH WAREHOUSE</b>	13,818 SF
<b>SOUTH OFFICE</b>	2,180 SF
<b>CLEAR HEIGHT</b>	26'
<b>DOORS</b>	8 dock high / 1 grade level <i>* Inquire about installing additional doors</i>
<b>PARKING</b>	Ample onsite parking
<b>HVAC SYSTEM</b>	HVAC throughout office
<b>HEATING</b>	Gas-fired unit heating in warehouse
<b>SPRINKLERS</b>	Sprinklered building
<b>ELECTRICAL</b>	1,000 amps / 347-600 volts / 3 phase power
<b>ZONING</b>	IL Zoning
<b>ASKING RATE \$17.50 PSF with annual escalations</b>	<b>ADDITIONAL RENT \$6.66 PSF (2026 estimate) includes management fee</b>

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



# Efficient warehouse workflows

A contemporary complex built for logistics, Unit 150 at 12751 Vulcan Way keeps freight moving and teams connected so you can pick, pack and ship with confidence every day. Operations are supported by 26' clear heights, eight dock doors and one grade-level door (with capacity to add more doors), efficient building specifications, and ample on-site parking.



# Logistics reach and connectivity from the heart of Richmond

Find your business' new home in one of Western Canada's most dynamic industrial hubs. 12751 Vulcan Way offers a unique advantage at the centre of Metro Vancouver's trade and logistics network. With a strong labour force rooted in transport and trade, companies stand to benefit from reliable staffing to support their logistics and warehousing operations. The area's proximity to road, port and air transportation corridors connects Bridgeside Business Centre to consumers in Richmond, Surrey, US border and the wider Vancouver area.



**241,375**

TOTAL POPULATION  
(UPDATED IN JUNE 2025)



**\$116,700**

AVERAGE TOTAL  
FAMILY INCOME



**60.1%**

POPULATION (15+ YEARS)  
IN LABOUR MARKET



**2.6M**

POPULATION IN  
METRO VANCOUVER



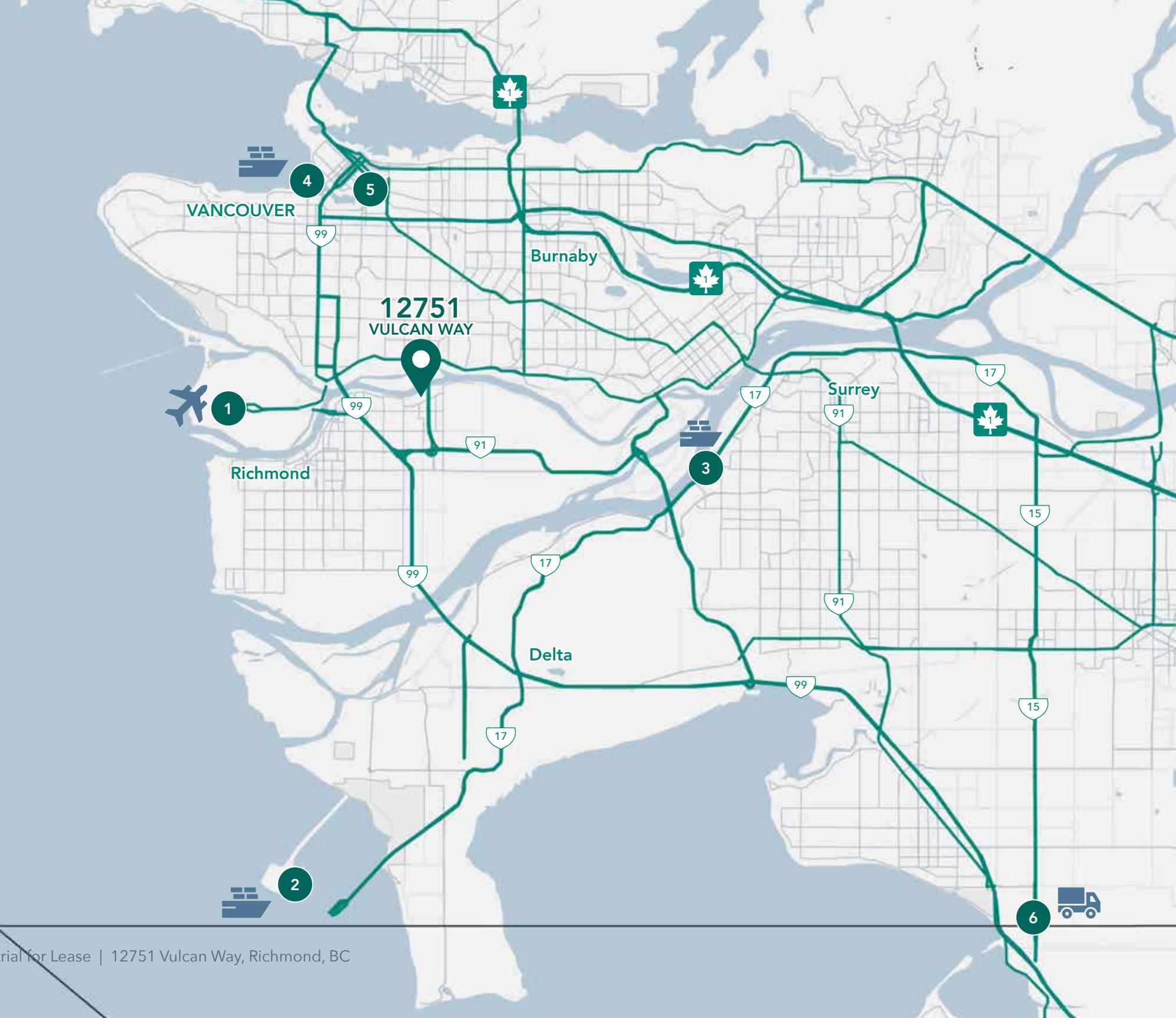
**66.7%**

POPULATION AGED  
BETWEEN 15-64 YEARS



Source: [City of Richmond website \(2025\)](#)

# Multi-modal connections



## Drive Times

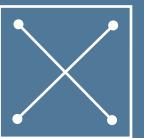
- 1 VANCOUVER INTERNATIONAL AIRPORT 12 minutes
- 2 DELTA PORT 35 minutes
- 3 FRASER SURREY DOCKS 32 minutes
- 4 PORT OF VANCOUVER 31 minutes
- 5 DOWNTOWN VANCOUVER 33 minutes
- 6 US BORDER TRUCK CROSSING 36 minutes
- 17 HIGHWAY 17 30 minutes
- 91 HIGHWAY 91 22 minutes
- 99 HIGHWAY 99 34 minutes
- TRANS-CANADA HIGHWAY 30 minutes



# A leader in Canadian property management.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



## 69M+

SF OF ASSETS MANAGED,  
40% FOR 3RD PARTY CLIENTS  
(as of September 30, 2025)



## 443

PROPERTIES MANAGED  
ACROSS CANADA



## 950+

EMPLOYEES IN  
CANADA



Let's get in touch.

**TIM EVANS**

SENIOR DIRECTOR, LEASING

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