

Year 1 introductory
rate of \$14.95 psf pa*



12751

Vulcan Way, Richmond

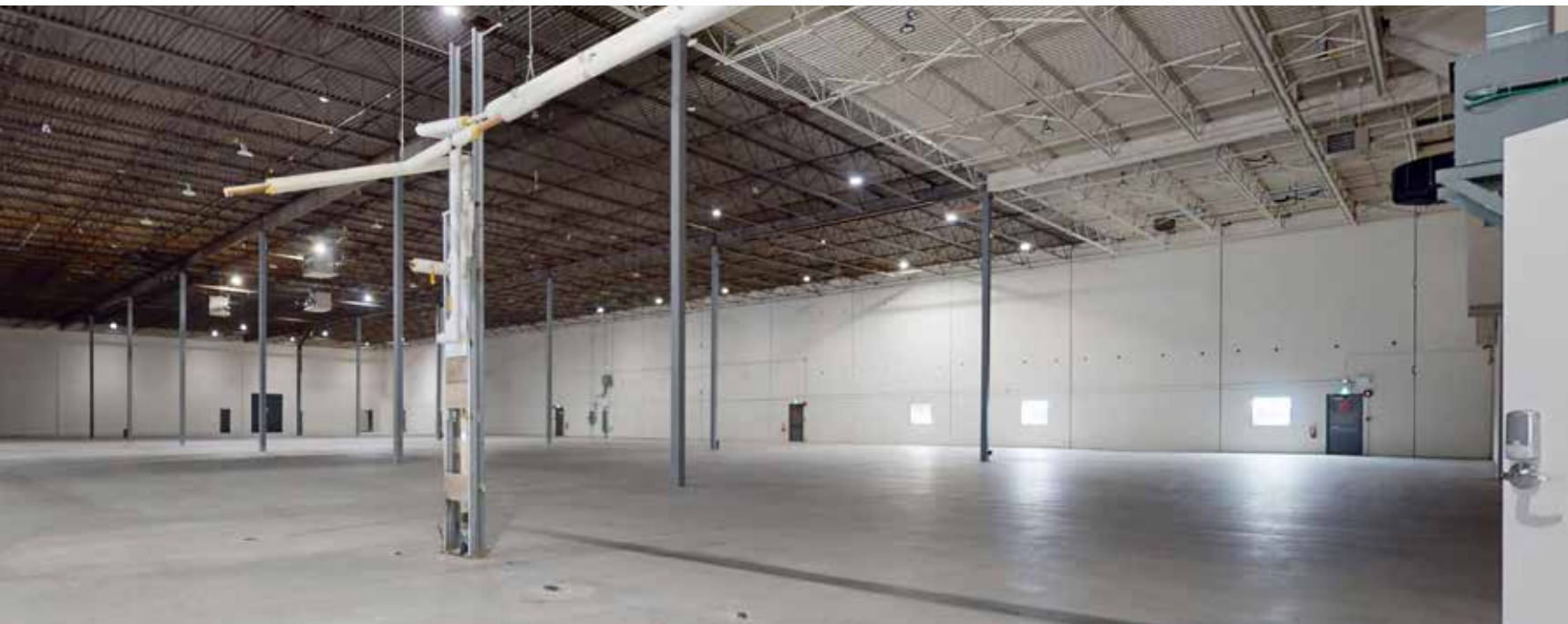
Unit 150 - 80,487 SF

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



*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

80,487 SF
TOTAL LEASABLE AREA



62,820 SF
TOTAL WAREHOUSE
(NORTH and SOUTH)



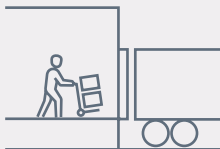
36' x 23' 6"
COLUMN SPACING



26'
CLEAR HEIGHT



8
DOCK HIGH
DOORS and
1 GRADE DOOR



Inquire about installing additional doors

Specifications

UNIT SIZE	80,487 SF
NORTH WAREHOUSE	49,002 SF
NORTH OFFICE	15,487 SF
SOUTH WAREHOUSE	13,818 SF
SOUTH OFFICE	2,180 SF
CLEAR HEIGHT	26'
DOORS	8 dock high / 1 grade level <i>* Inquire about installing additional doors</i>
PARKING	Ample onsite parking
HVAC SYSTEM	HVAC throughout office
HEATING	Gas-fired unit heating in warehouse
SPRINKLERS	Sprinklered building
ELECTRICAL	1,000 amps / 347-600 volts / 3 phase power
ZONING	IL Zoning

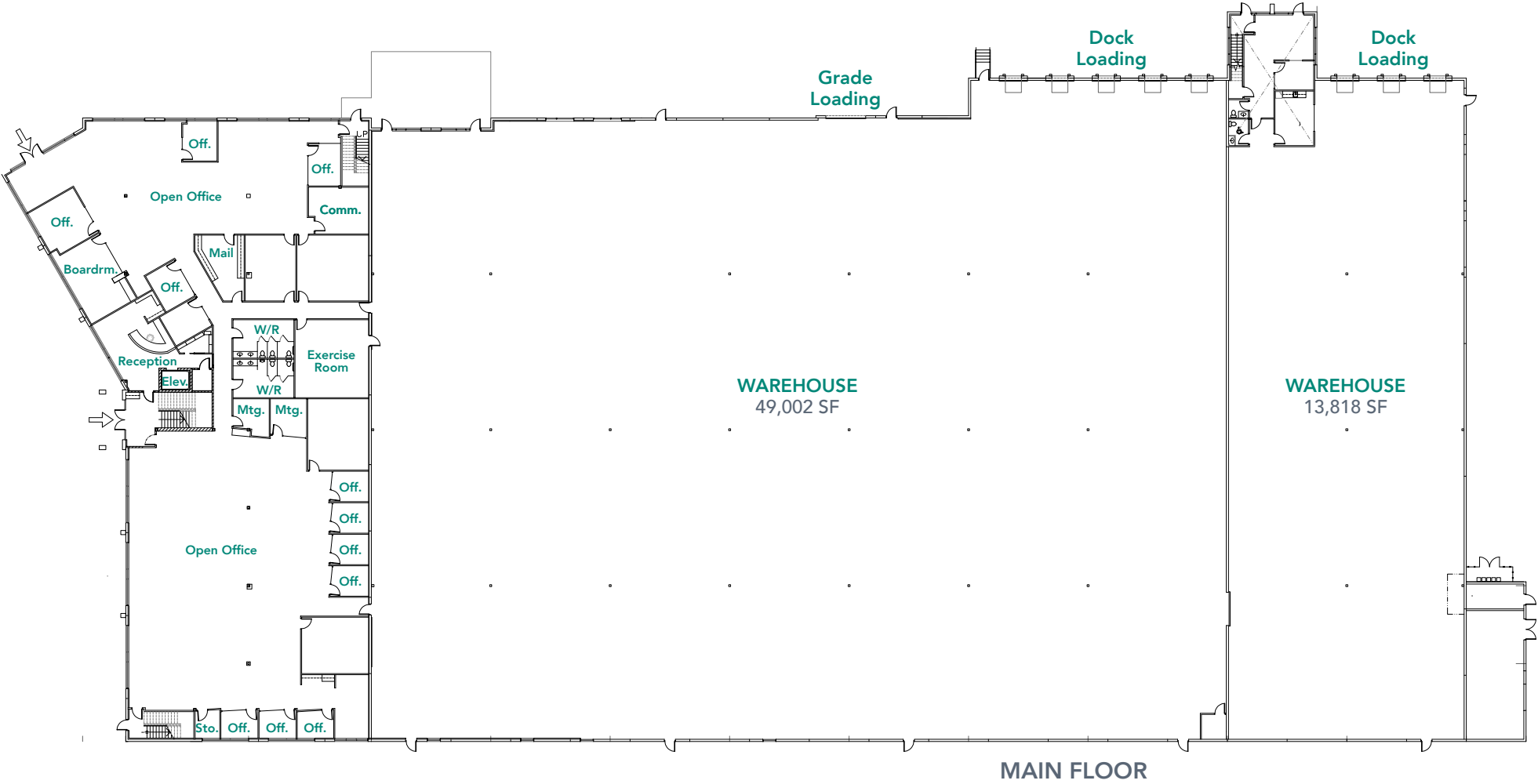
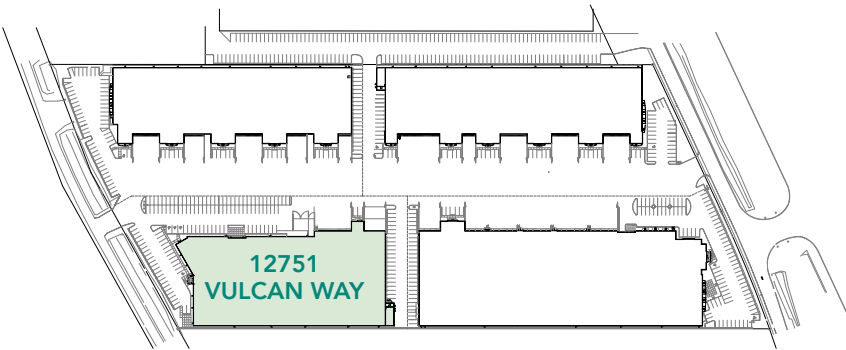
ASKING RATE
\$17.50 PSF
with annual escalations

ADDITIONAL RENT
\$6.66 PSF (2026 estimate)
includes management fee



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 too 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



66.7%

POPULATION AGED
BETWEEN 15-64 YEARS



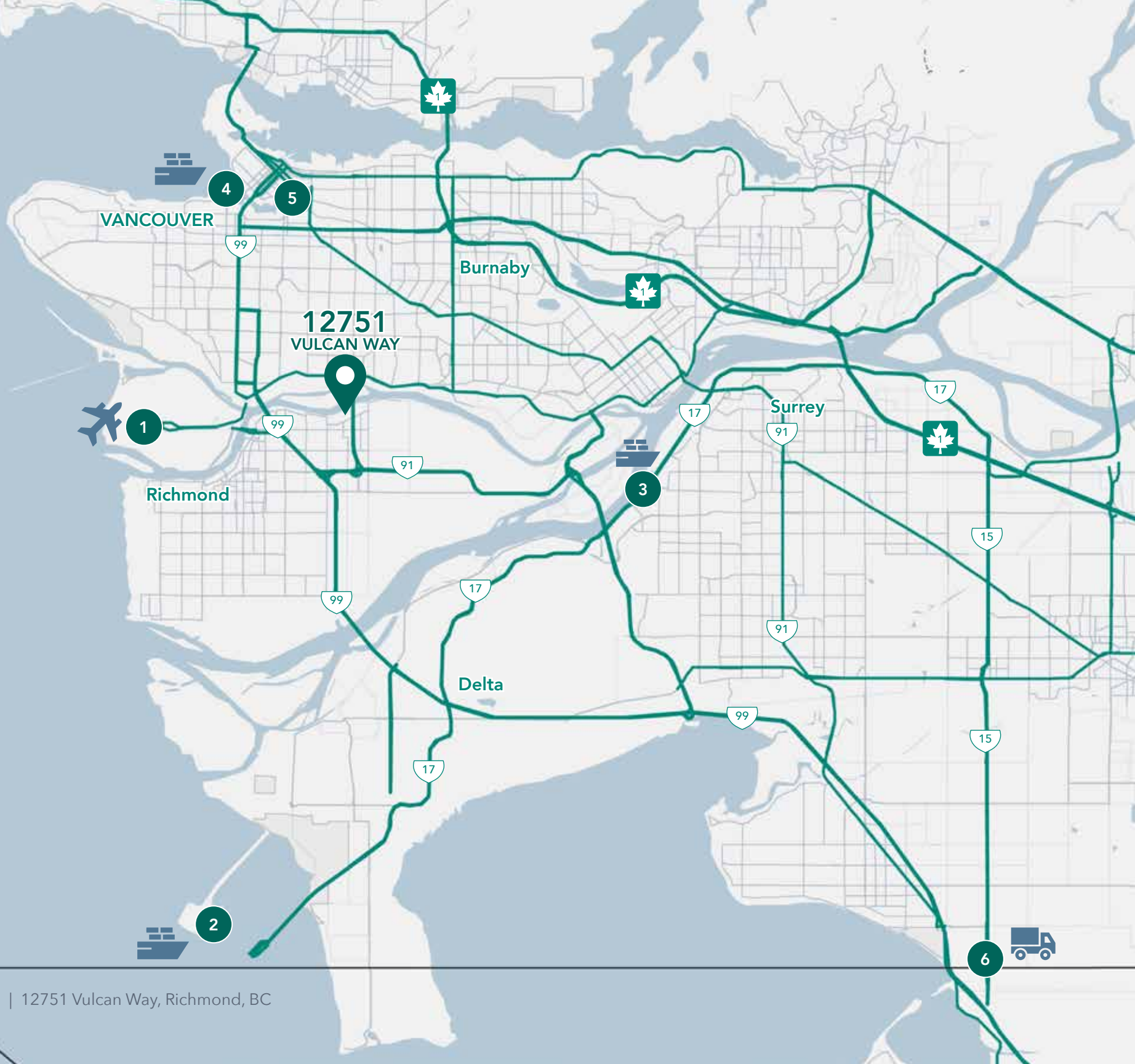
2.6M

POPULATION IN
METRO VANCOUVER



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

Multi-modal connections



Drive Times

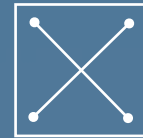
- 1** VANCOUVER INTERNATIONAL AIRPORT
12 minutes
- 2** DELTA PORT
35 minutes
- 3** FRASER SURREY DOCKS
32 minutes
- 4** PORT OF VANCOUVER
31 minutes
- 5** DOWNTOWN VANCOUVER
33 minutes
- 6** US BORDER TRUCK CROSSING
36 minutes
- 17** HIGHWAY 17
30 minutes
- 91** HIGHWAY 91
22 minutes
- 99** HIGHWAY 99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



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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.

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