



FOR SUBLEASE

Unit 180 - 2520 Simpson Road Richmond, BC

3,103 SF INDUSTRIAL ENDCAP UNIT



For more information, contact:

Graham Williams

Associate

+1 604 873 1819

graham.williams@cushwake.com

Noah Freedman

Associate Vice President

+1 604 640 5858

noah.freedman@cushwake.com







Suite 1200 - 700 W Georgia Street
PO Box 11023, Pacific Centre
Vancouver, BC V7Y 1A1
cushmanwakefield.ca

Unit 180 - 2520 Simpson Road Richmond, BC

PROPERTY DETAILS

#180 - 2520 Simpson Road is strategically situated in the heart of Richmond, offering unparalleled connectivity and accessibility for industrial users. The property benefits from close proximity to major transportation routes, including Highway 99 and Highway 91, ensuring seamless travel throughout Metro Vancouver.

BUILDING FEATURES

-  End-cap unit
-  22' warehouse clearance height (to be confirmed)
-  Gas-fired unit heaters
-  Great loading access
-  100 Amp/208 Volt power (to be confirmed)
-  Four (4) parking stalls

-  Unit Size **3,103 SF**
-  Term Length **MARCH 30, 2026**
-  Asking Rate **\$18.00 PSF**
-  Additional Rent **CONTACT BROKER**



For more information, contact:

Graham Williams
Associate
+1 604 873 1819
graham.williams@cushwake.com

Noah Freedman
Associate Vice President
+1 604 640 5858
noah.freedman@cushwake.com

Suite 1200 - 700 W Georgia Street
PO Box 11023, Pacific Centre
Vancouver, BC V7Y 1A1
cushmanwakefield.ca