



# BRIDGEPORT

## CENTRAL

9800 Van Horne Way & 9820 River Drive  
Richmond



Developed By



Marketed By





# Opportunity

**Bridgeport Central** features forty-four (44) exceptionally designed and located small and large-bay strata industrial units totalling 241,703 sf.

**Bridgeport Central** boasts two buildings with a variety of unit sizes and loading options. Units have been strategically designed with efficient and modern floor plans, providing an ideal mix of ownership opportunities to suit your business needs.

This is the perfect opportunity to finally acquire strata industrial space in North Richmond, without making any compromises.

-  **GRADE-LEVEL LOADING**  
Units starting at 2,459 sf
-  **DOCK & GRADE-LEVEL LOADING**  
Units starting at 8,196 sf
-  **OPPORTUNITIES**  
Available units can be combined for a larger contiguous space
-  **ZONING**  
IL - Light Industrial
-  **BASE BUILDING COMPLETION**  
Q3 2027 (estimated)

*\*All renderings shown are for illustrative purposes only.*

# Utilizing Location for Success

**Bridgeport Central** distinguishes itself with unparalleled connectivity, making it an ideal hub for industrial businesses. With immediate access to major transportation routes like Highway 99, Bridgeport Road, and River Road, **Bridgeport Central** ensures efficient logistics and seamless connectivity for businesses. The proximity to key arterials such as Highway 91, Sea Island Way, Oak Street Bridge, and the Knight Street Bridge enhances accessibility to surrounding industrial zones, including Annacis Island, while providing quick access to Downtown Vancouver, the Vancouver International Airport (YVR), and other vital locations throughout Metro Vancouver.

Being situated at the heart of this well-connected network means reduced transportation costs, increased accessibility to suppliers and markets, and enhanced competitiveness in the business landscape. **Bridgeport Central** places you strategically at the center of a thriving business community poised for success and growth.

## LOCAL LABOUR FORCE | 2023 EST



**230,584**

Population



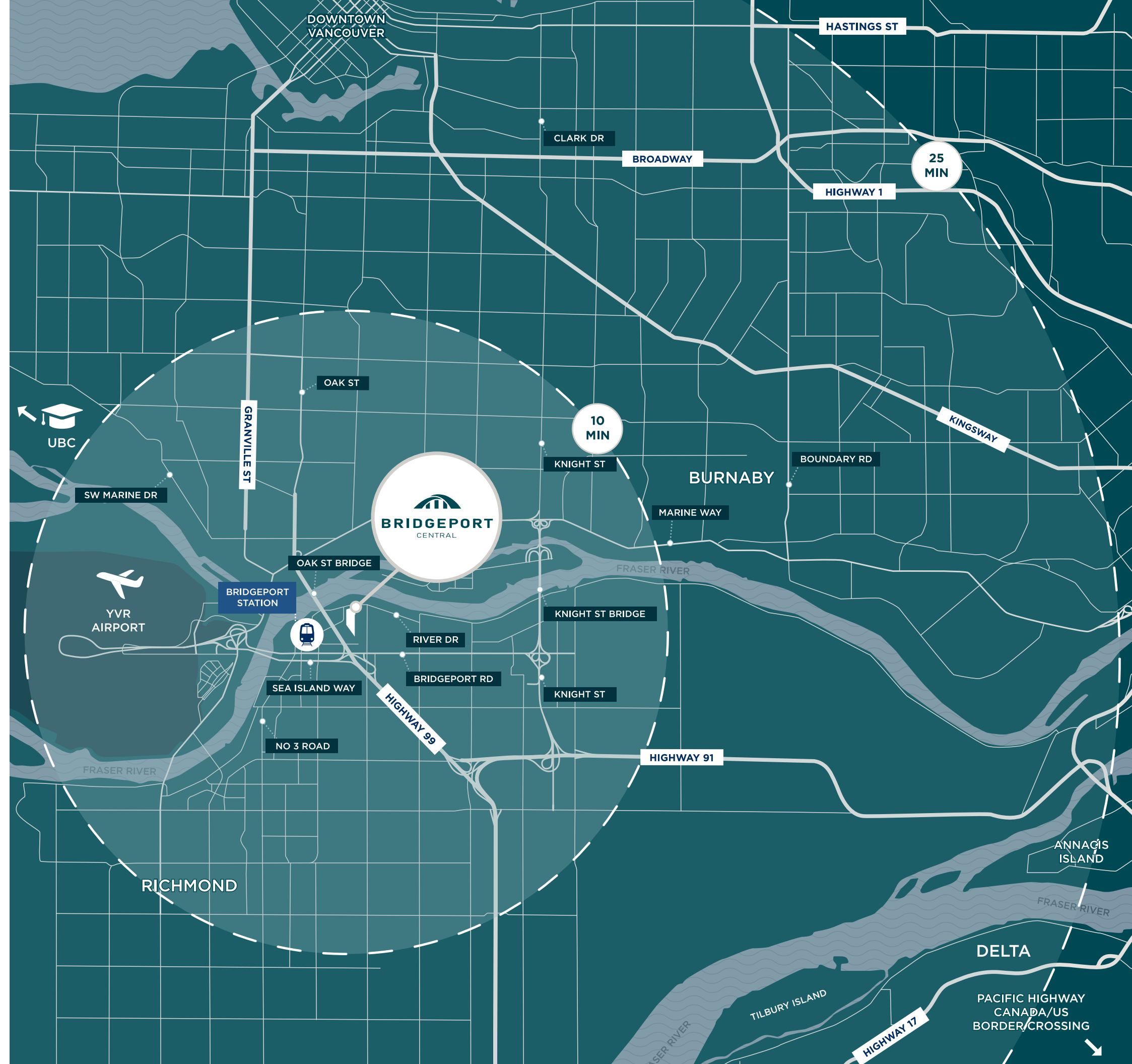
**47,850**

Labour force within 5 km (11.8% of which is in the manufacturing, transportation, and warehousing industry)



**5.9%**

Growth in population from 2016 - 2021 (70% of which is from City Centre)



## Nearby Amenities

### RESTAURANTS

1. Milltown Bar & Grill
2. White Spot
3. Starbucks
4. Chopsticks Noodle House
5. Sea Harbour Seafood Restaurant
6. Earls
7. Gyu-Kaku Japanese BBQ
8. Cactus Club Café
9. Chop Steakhouse & Bar
10. McDonald's
11. The Story Café
12. HK BBQ Master

### SHOPPING

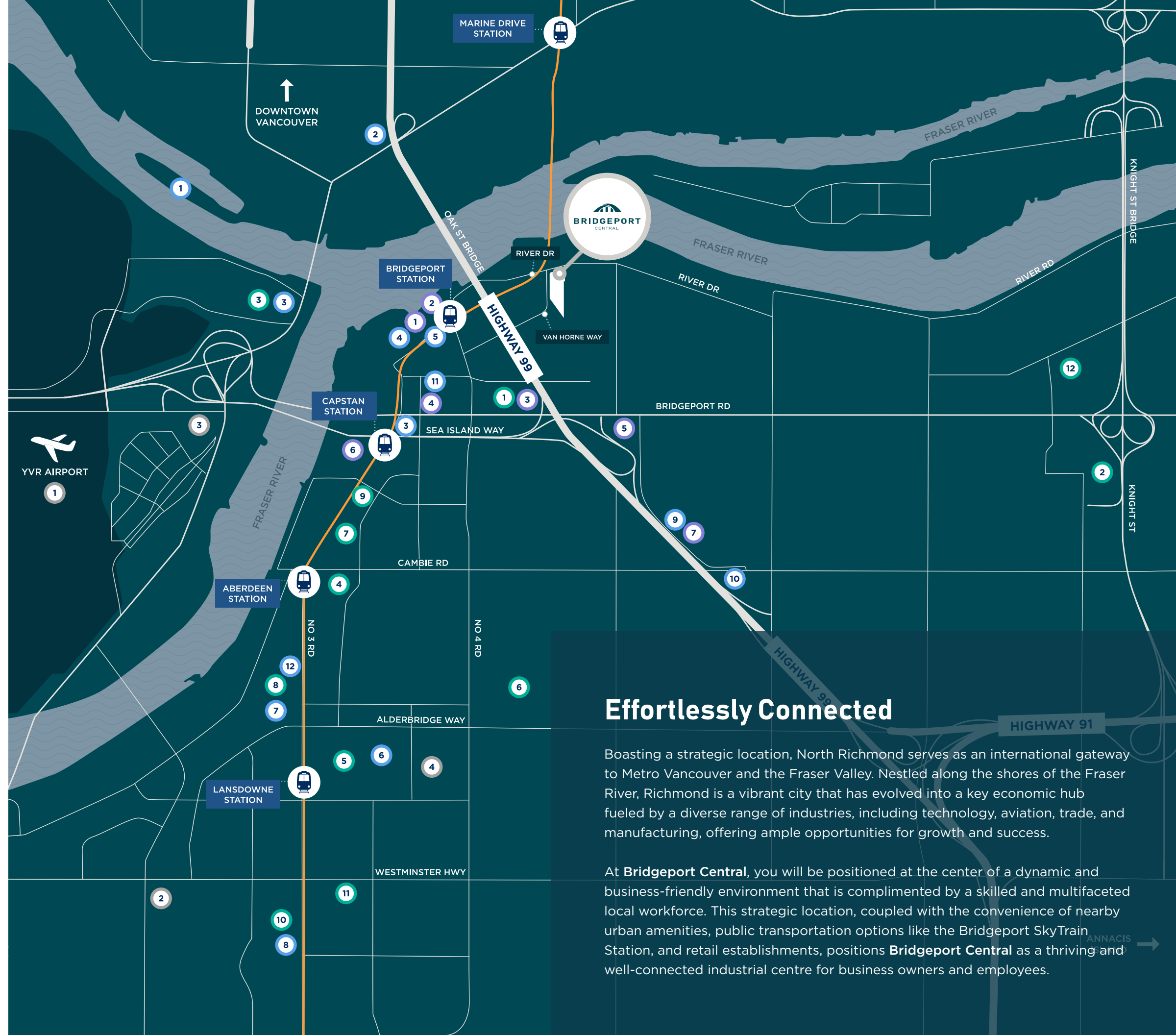
1. Costco
2. Ikea
3. McArthur Glen Designer Outlet
4. Aberdeen Centre
5. Lansdowne Centre
6. Walmart Supercentre
7. Yaohan Centre
8. Real Canadian Superstore
9. Canadian Tire
10. CF Richmond Centre
11. Richmond Public Market
12. Home Depot

### ACCOMMODATION & ENTERTAINMENT

1. River Rock Casino Resort
2. River Rock Theatre
3. Holiday Inn
4. Hampton Inn
5. Travelodge Hotel
6. The Westin Wall Centre
7. Sandman Signature

### COMMUNITY RESOURCES

1. YVR
2. Richmond Hospital
3. Sea Island Community Centre
4. Kwantlen Polytechnic University



## Effortlessly Connected

Boasting a strategic location, North Richmond serves as an international gateway to Metro Vancouver and the Fraser Valley. Nestled along the shores of the Fraser River, Richmond is a vibrant city that has evolved into a key economic hub fueled by a diverse range of industries, including technology, aviation, trade, and manufacturing, offering ample opportunities for growth and success.

At **Bridgeport Central**, you will be positioned at the center of a dynamic and business-friendly environment that is complimented by a skilled and multifaceted local workforce. This strategic location, coupled with the convenience of nearby urban amenities, public transportation options like the Bridgeport SkyTrain Station, and retail establishments, positions **Bridgeport Central** as a thriving and well-connected industrial centre for business owners and employees.

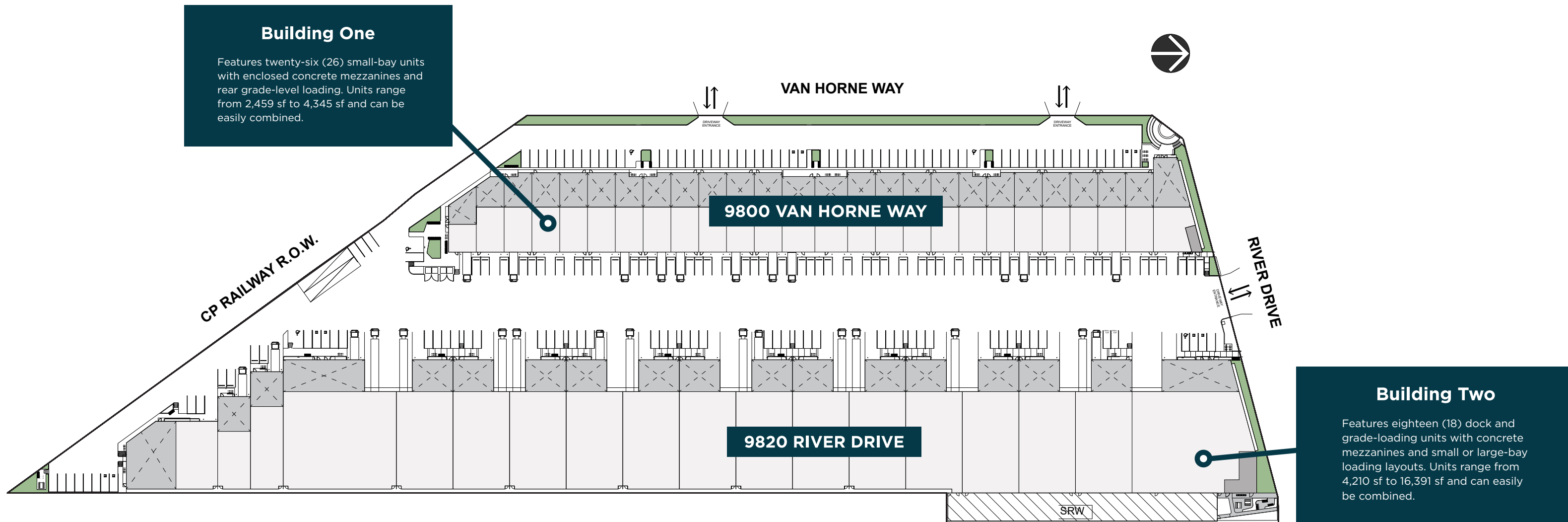
# Zoning & Type of Businesses

**Bridgeport Central** is North Richmond's latest state-of-the-art industrial strata complex, developed by Cedar Coast and built by Orion Construction. Exceptionally designed and located, the development will include two buildings with a variety of unit sizes and loading options. Featuring both small and large-bay options, the efficient and modern floor plans provide an ideal mix of ownership opportunities to suit your business needs.

**Bridgeport Central** is located within Richmond's Light Industrial (IL) zoning, which permits a wide range of general industrial uses, such as:

- General industrial
- Storage warehouse
- Distribution
- Wholesale
- Showroom
- Manufacturing
- Contractor service
- Fleet service
- Commercial vehicle parking & storage
- Indoor recreation
- Restaurant


\* For a full copy of the zoning bylaw, please [click here](#)




**Building One**  
Features twenty-six (26) small-bay units with enclosed concrete mezzanines and rear grade-level loading. Units range from 2,459 sf to 4,345 sf and can be easily combined.


**Building Two**  
Features eighteen (18) dock and grade-loading units with concrete mezzanines and small or large-bay loading layouts. Units range from 4,210 sf to 16,391 sf and can easily be combined.


# Premium Quality Features & Specifications


 Insulated concrete tilt-up construction


 Contemporary storefront with extensive glazing


 ESFR sprinklers


 Gas-fired unit heaters


 Clear Ceiling Height  
**Building One:** 26'  
**Building Two:** 28'


 Grade-level loading (12' x 14')


 Ample industrial power supply


 High-efficiency LED high-bay lighting

 500 lbs psf floor load capacity


 Built-in mezzanine space


 Accessible ground floor washroom per unit


 Dock-level loading (8' x 10') with leveller


 Skylights (5' x 5') to provide natural light

 Ample parking

 One interior bike stall per unit

 12 month warranty

 Option to combine available units for a larger contiguous space

 Efficient column spacing



*\*All renderings shown are for illustrative purposes only*



MARINE GATEWAY

CANADA LINE & BIKEWAY

FRASER RIVER

MITCHELL ISLAND

SOUTH VANCOUVER

KNIGHT STREET BRIDGE



RIVER DRIVE

VAN HORNE WAY

9800

*\*All renderings shown are for illustrative purposes only*

# North Richmond's Newest Strategic Business Hub

# Project Team

DEVELOPED BY



Cedar Coast is a Vancouver, BC based real estate development and investment firm with a 22-year track record of successful outcomes throughout the Pacific Northwest and 39 active real estate projects in Canada and the United States. With their vast experience in the real estate and development industry, Cedar Coast has approached each investment decision with a long-term view of creating award-winning outcomes for their partners, team, and the communities in which they invest.

CONSTRUCTION BY



Orion Construction is one of the largest and most innovative design-build commercial contractors in the Lower Mainland. Their dedicated focus on design building commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure. As experts in the pre-construction process, they engage with stakeholders through the initial conceptual drawings, drive detailed design and municipal entitlements, and deliver completed design and permitting documents consistent with the client's expectations, budgets, and schedule.

SALES AND MARKETING BY



Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



*\*All renderings shown are for illustrative purposes only*



# BRIDGEPORT CENTRAL

BRIDGEPORTCENTRAL.COM

## CONTACT

**Kevin Kassautzki**

Principal

604 646 8393

[kevin.kassautzki@avisonyoung.com](mailto:kevin.kassautzki@avisonyoung.com)

**Bryn Cartwright**

Associate Vice President

604 647 5093

[bryn.cartwright@avisonyoung.com](mailto:bryn.cartwright@avisonyoung.com)

**Garth White\***

Principal, SIOR

604 757 4960

[garth.white@avisonyoung.com](mailto:garth.white@avisonyoung.com)

*\*Garth White Personal Real Estate Corporation*



Find out more about  
this opportunity!

