



IndustriCore

2668 Simpson Road, Richmond BC



 **WATERWHEEL**
PROPERTY DEVELOPMENT

 **ORION**
CONSTRUCTION

CBRE

The Opportunity

Waterwheel Development & Orion Construction Presents

IndustriCore, a premier Industrial property being developed under the Industri Series by local developer Waterwheel Development. Partnered with Orion Construction as a builder of choice with years of experience, IndustriCore is a 52,000 SF + light industrial property located in North Richmond, conveniently situated on Simpson Road, between Bridgeport and River Road in Richmond.

The property is ideally located with short drive times to various key areas, such as a 9 minute drive to Richmond City Centre, 24 minutes to GCT Delta Port, 27 minutes to Downtown Vancouver, and 30 minutes to the USA border.

The building is comprised of 11 units, each with premium warehouse and mezzanine space. Each unit features 28' clear height in the warehouse area, with high-efficiency LED lighting, skylights, and ample parking.



Core Property Features

52,000 SF + of Industrial Space for **Sale** in the **Core** of Richmond - delivering August 2025



1 Overhead grade door per unit
(12ft x14ft)



28' Clear ceiling height



3-Phase 200 Amps to Units 1 & 11
100 Amps services to Units 2-10



500lbs PSF slab capacity
100lbs PSF mezzanine capacity



ESFR sprinkler system



65 Parking stalls +/-



High efficiency LED warehouse lighting



Gas fired, forced air unit heating system



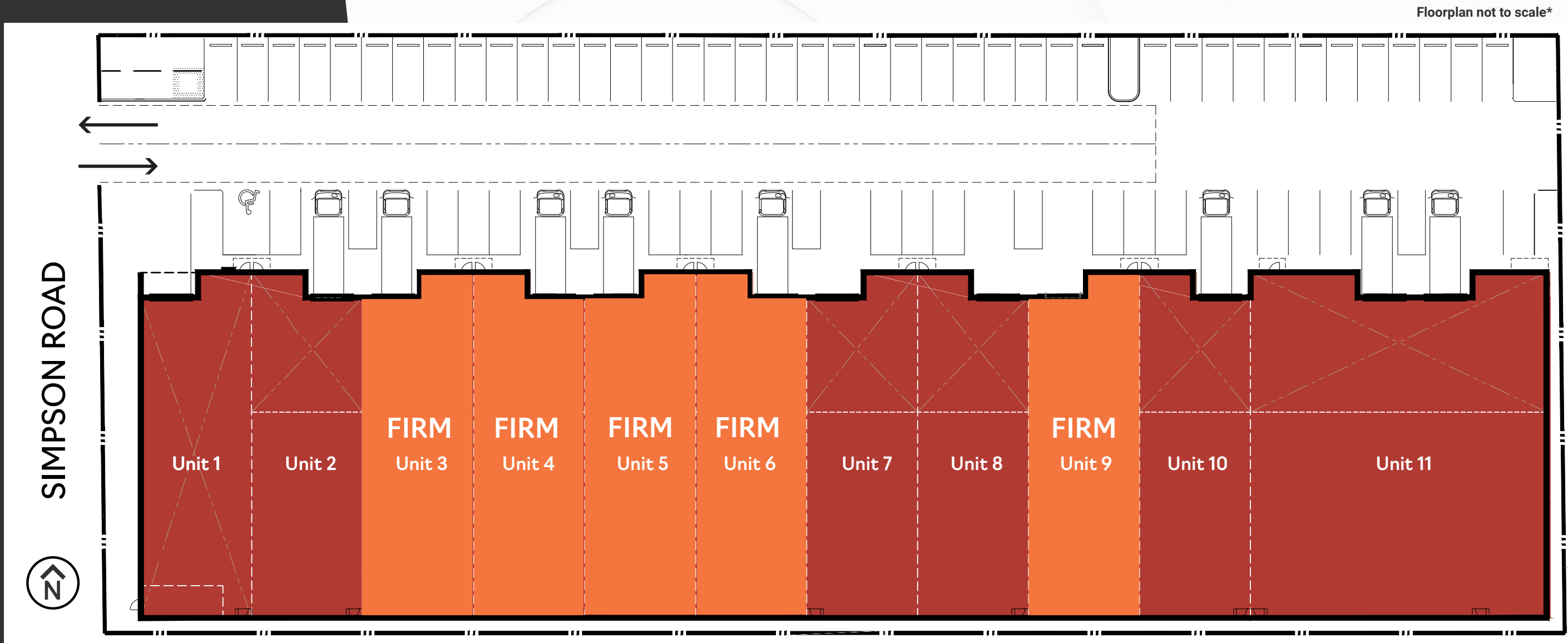
1 Skylight per unit



1 Handicap accessible
washroom per unit

Site Plan

Unit	Ground SF	Mezz SF	Total SF	Parking
1	2,639	2,991	5,630	7
2	2,868	1,209	4,077	5
3	FIRM			
4	FIRM			
5	FIRM			
6	FIRM			
7	2,868	1,209	4,077	5
8	2,868	1,209	4,077	5
9	FIRM			
10	2,868	1,209	4,077	5
11	7,738	3,227	10,965	12
M&E Room	229		229	
Total	36,418	17,099	53,517	64



Location

Experience the convenience of 2668 Simpson Road in North Richmond. This prime location is surrounded by hundreds of commercial amenities and international businesses. The location also provides easy access to downtown Vancouver, the US border, Vancouver International Airport, and major highways such as 99 and 17.

Richmond boasts a stable and diversified local economy, with over 13,000 businesses employing nearly 130,000 people. Thriving in sectors such as Agrifoods, Aviation, Logistics, Manufacturing, Technology, and Tourism, this city is resilient to economic cycle volatility.

IndustriCore's modern industrial design and strategic location near Bridgeport Road make it an exceptional site for business growth in Richmond.

YVR	9 Min
GCT Delta Port	24 Min
Downtown Vancouver	27 Min
USA Border	30 Min



Amenities

The Bridgeport neighbourhood, is home to a diverse range of dining, retail, and recreational options that cater to the needs of both residents and visitors.

Explore a variety of highly-rated restaurants, retail shops and parks that adorn this neighbourhood.

98+

CAFES & RESTAURANTS

1) Wendy's 2) Tandoori King Kichen and Bar 3) White Spot

217+

RETAIL SHOPS

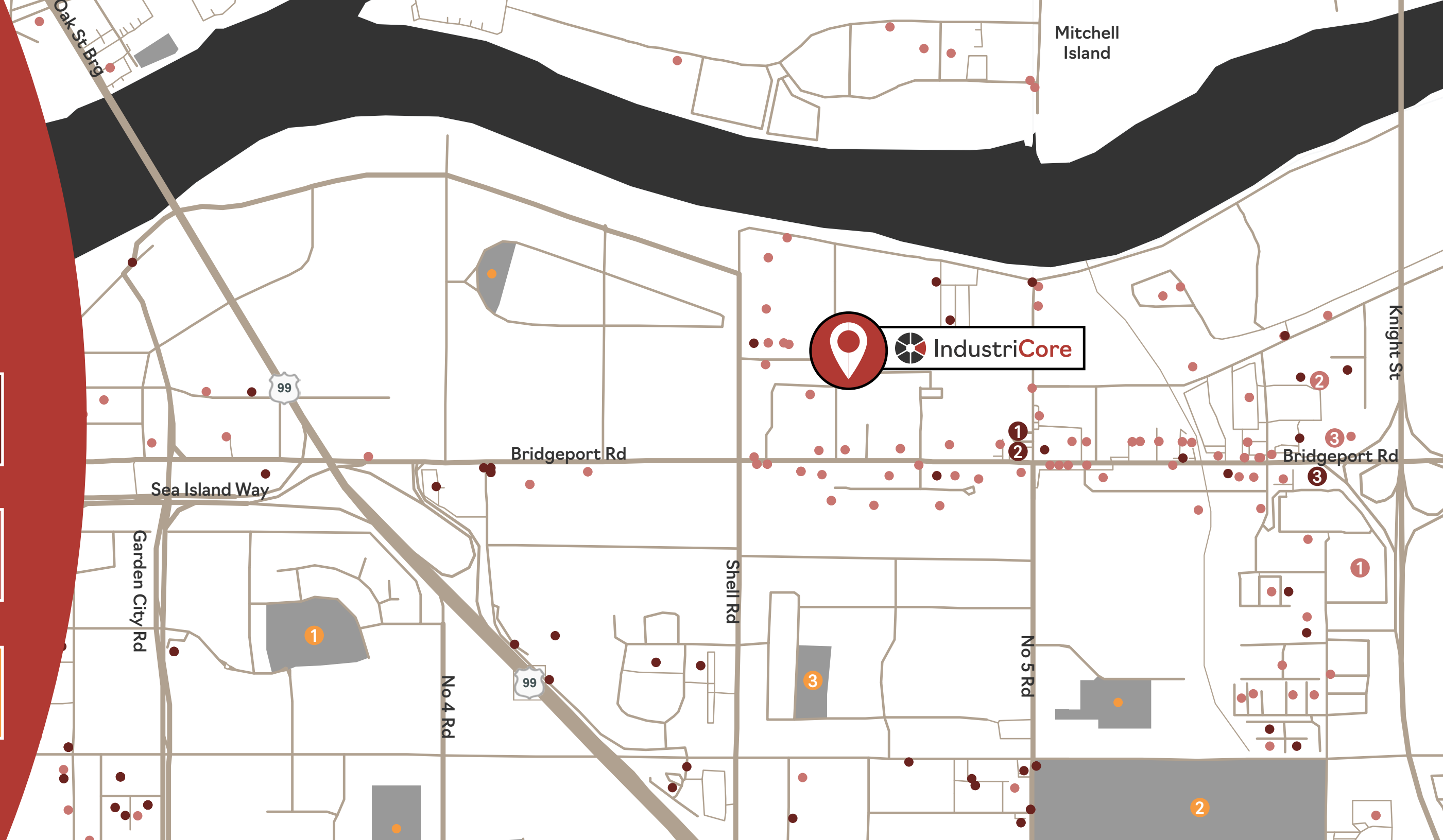
1) IKEA 2) Home Depot 3) Staples

8+

PARKS & RECREATION

1) Talmey School Park 2) King George Park 3) Albert Airey Park

*Amenities radius approximately 2km



The Team



Waterwheel is a team of local developers committed to developing practical yet impactful properties in the Greater Vancouver region. The Waterwheel team partners with some of the most reputable builders and developers in the industry to bring projects to fruition.



With a unified design-build process, Orion paves the way for all industrial and commercial construction, offering solutions-based operations and a superior finished product.



A global leader in commercial real estate services and investments with service with insights and data that span every dimension of the industry, CBRE has clients in over 100 countries, including over 90% of the Fortune 100.





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Developed by



Built by



Marketed by



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