FOR SUBLEASE

FREESTANDING BUILDING WITH YARD



12560 VICKERS WAY

RICHMOND

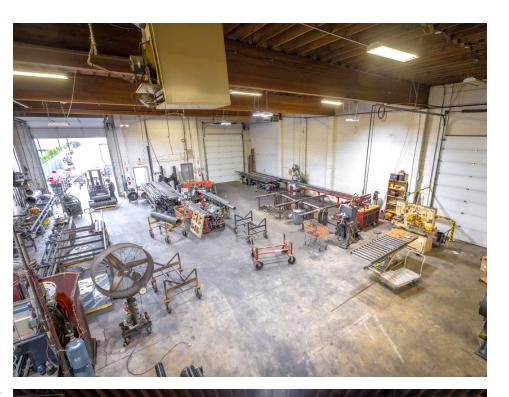
6,600 SF Building on 0.54 Acres



PROPERTY HIGHLIGHTS

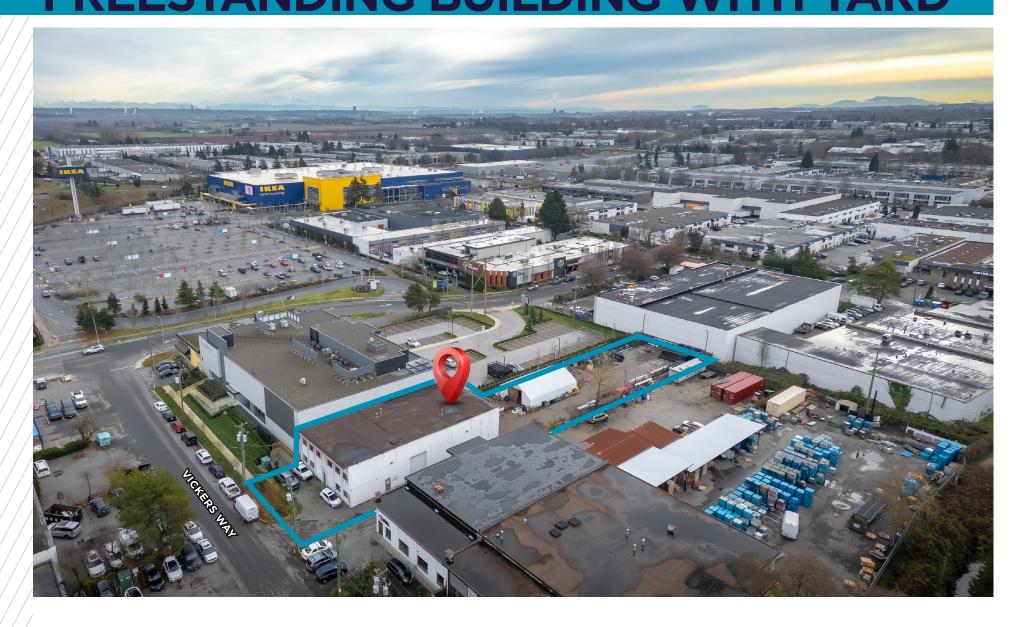
An exceptional opportunity to sublease a freestanding building and outdoor yard storage with flexible zoning in Richmond's sought-after Bridgeport Industrial area. Conveniently located near IKEA, Home Depot, and Trail Appliances, the property offers close proximity to amenities and quick access to Knight Street Bridge and No. 5 Road.

Warehouse Area:	4,800 SF
Office Area:	1,800 SF
Total Building Area:	6,600 SF
Yard Area:	14,300 SF
Zoning:	IR-1 (Industrial Retail)
Loading:	3 grade doors
Power:	3-phase power (TBC by the subtenant)
Building Net Rent:	\$20.00 PSF Reduced rate
Additional Rent:	\$5.00 PSF
Yard Gross Rent:	\$3.50 PSF Reduced rate
Sublease Term:	March 31, 2028





PRIME LOCATION FREESTANDING BUILDING WITH YARD













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