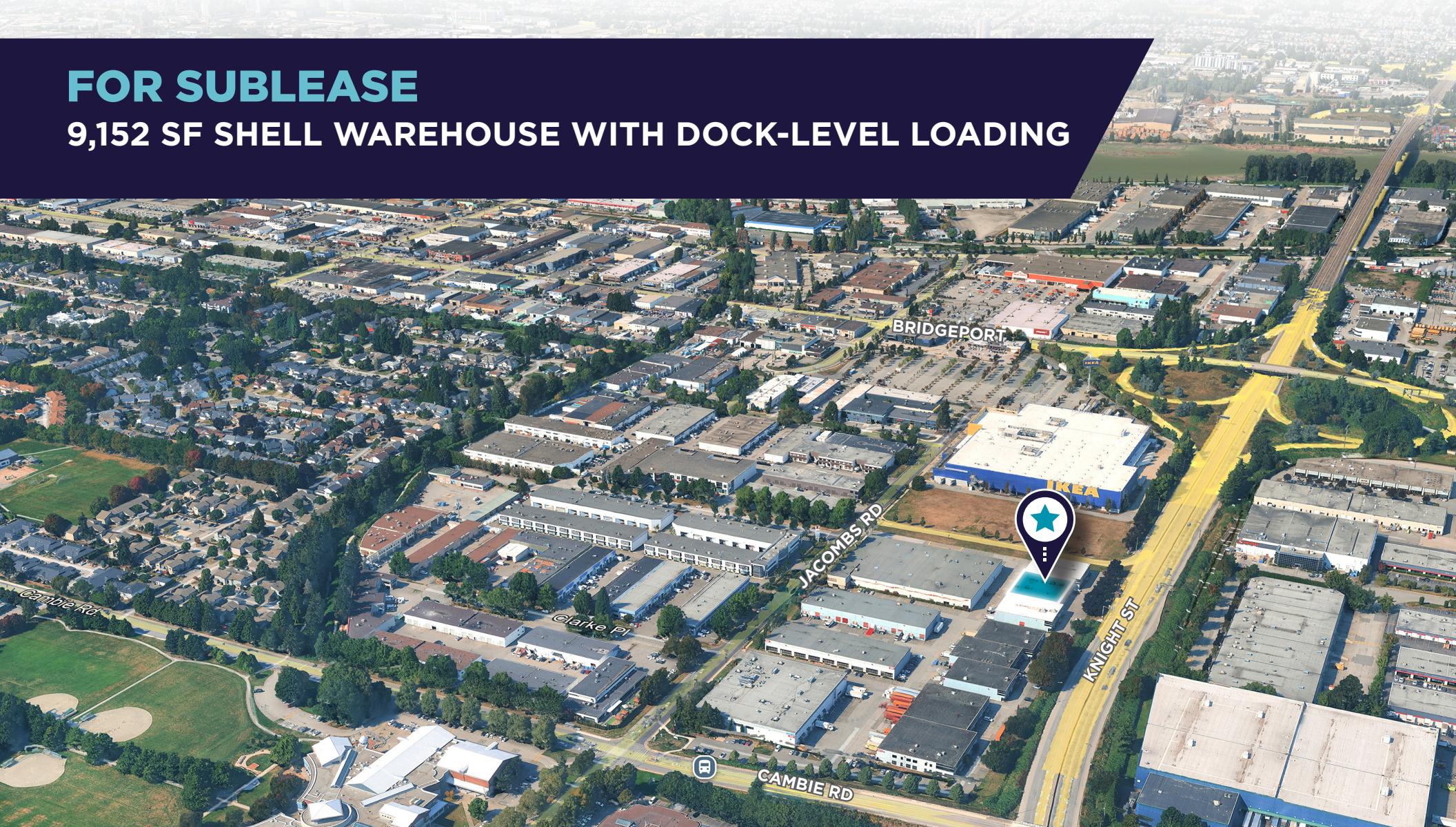


**FOR SUBLEASE**

**9,152 SF SHELL WAREHOUSE WITH DOCK-LEVEL LOADING**



**#105**

**3830 JACOMBS RD**

**RICHMOND, BC**

# THE OPPORTUNITY

Cushman & Wakefield is pleased to present a prime sublease opportunity in the heart of Richmond's highly sought-after Bridgeport industrial corridor. The property offers efficient warehouse functionality, complemented by exceptional retail exposure and access to regional transportation networks.

Designed to support operational performance and flexibility, this well-located facility provides an ideal solution for retail, industrial, and service-oriented users seeking efficiency, connectivity, and retail exposure.



## PROPERTY DETAILS

### BUILDING AREA

Warehouse	9,152 SF
<b>Total Area</b>	<b>9,152 SF</b>

### ZONING

IB-1 Industrial Business Park  
Supports retail/showroom use

### ASKING NET LEASE RATE

Contact agent for details

### ADDITIONAL RENT

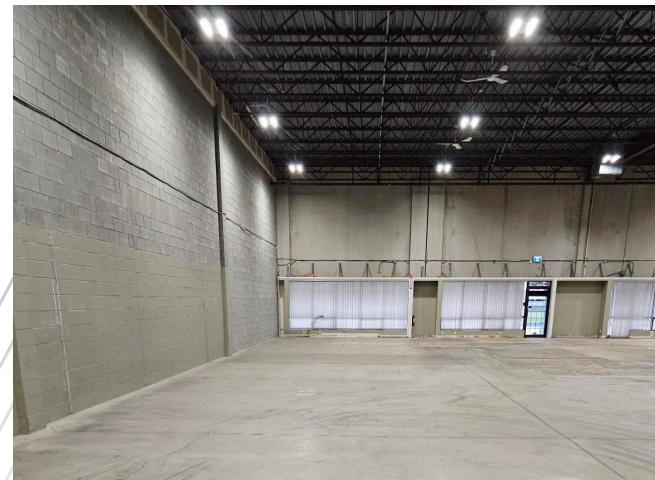
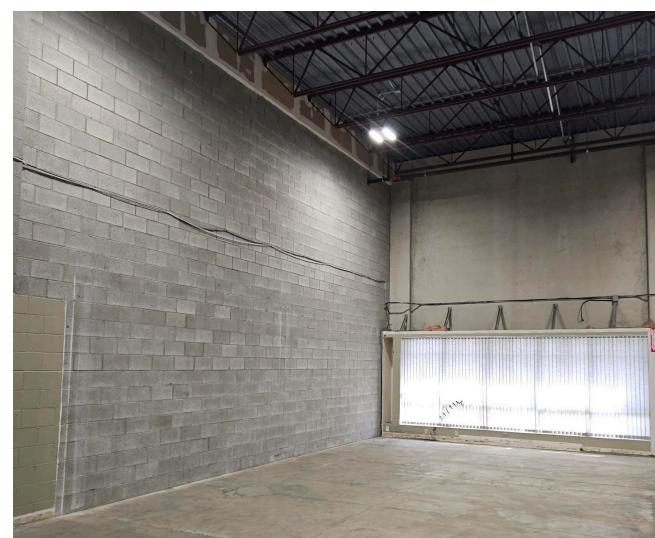
\$7.02 PSF (2026)

### AVAILABILITY

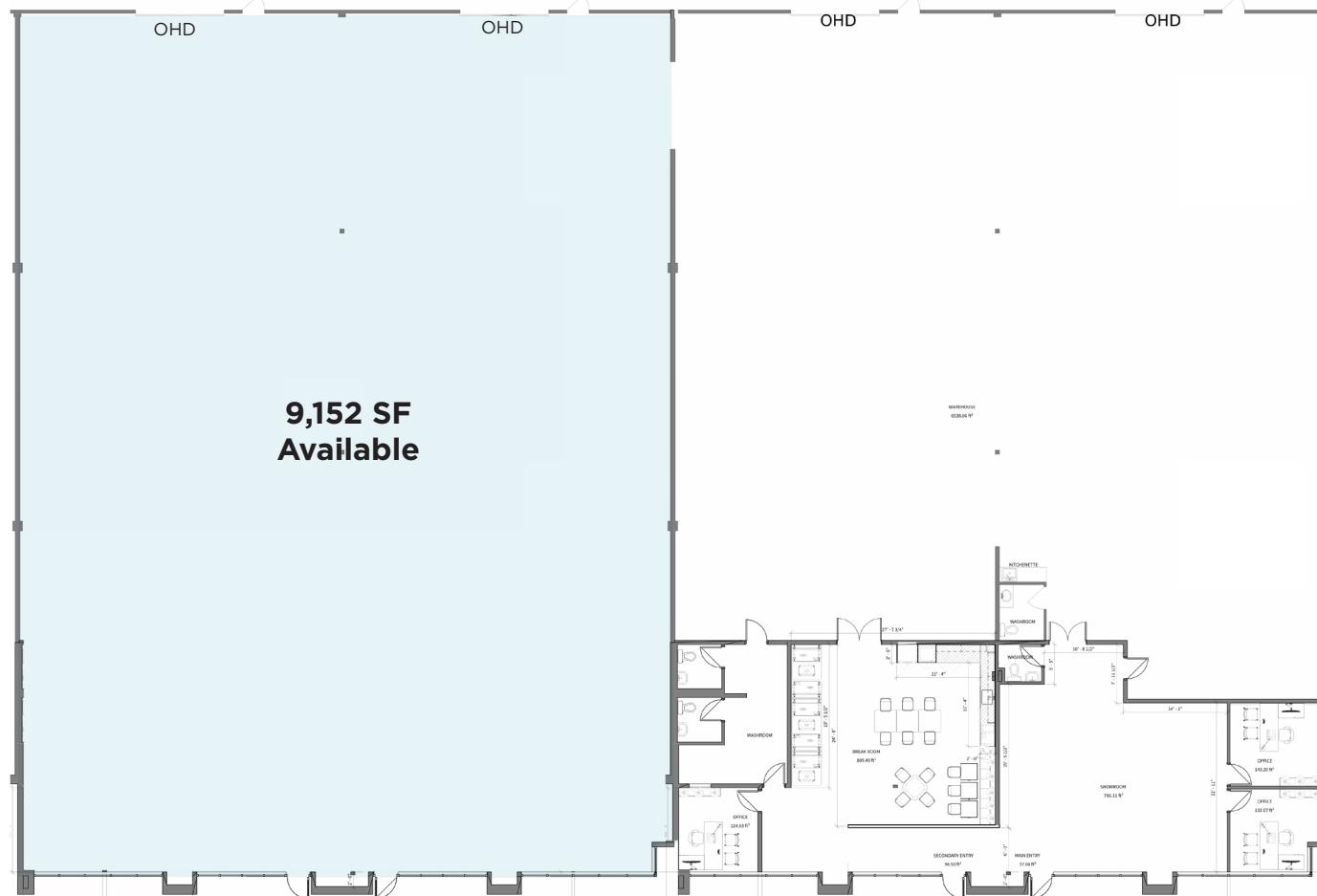
Immediate

### SUBLEASE EXPIRY

May 30, 2030



# FLOOR PLAN



# PROPERTY HIGHLIGHTS



## PRIME RICHMOND LOCATION WITH STRONG LABOUR ACCESS



## MINUTES TO YVR AND MAJOR TRANSPORTATION CORRIDORS



**TWO (2) DOCK  
LOADING DOORS**



**20' CLEAR  
CEILING HEIGHT**

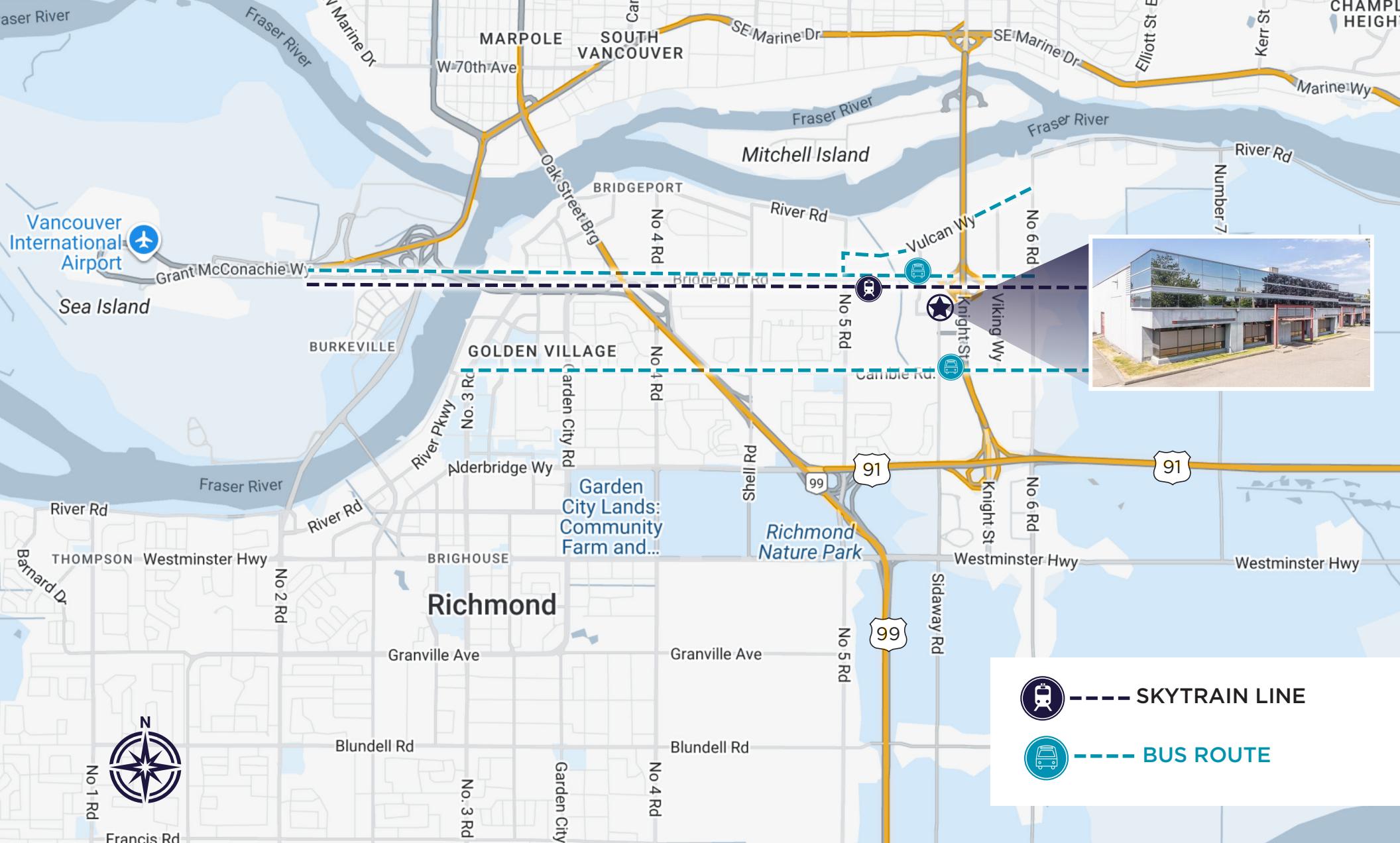


## **ELECTRICAL SERVICE: 400A/600V, 3 PHASE**



## EXCELLENT ACCESS TO TRANSIT ROUTES AND AMENITIES

**TOTAL AREA  
9.152 SF**



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