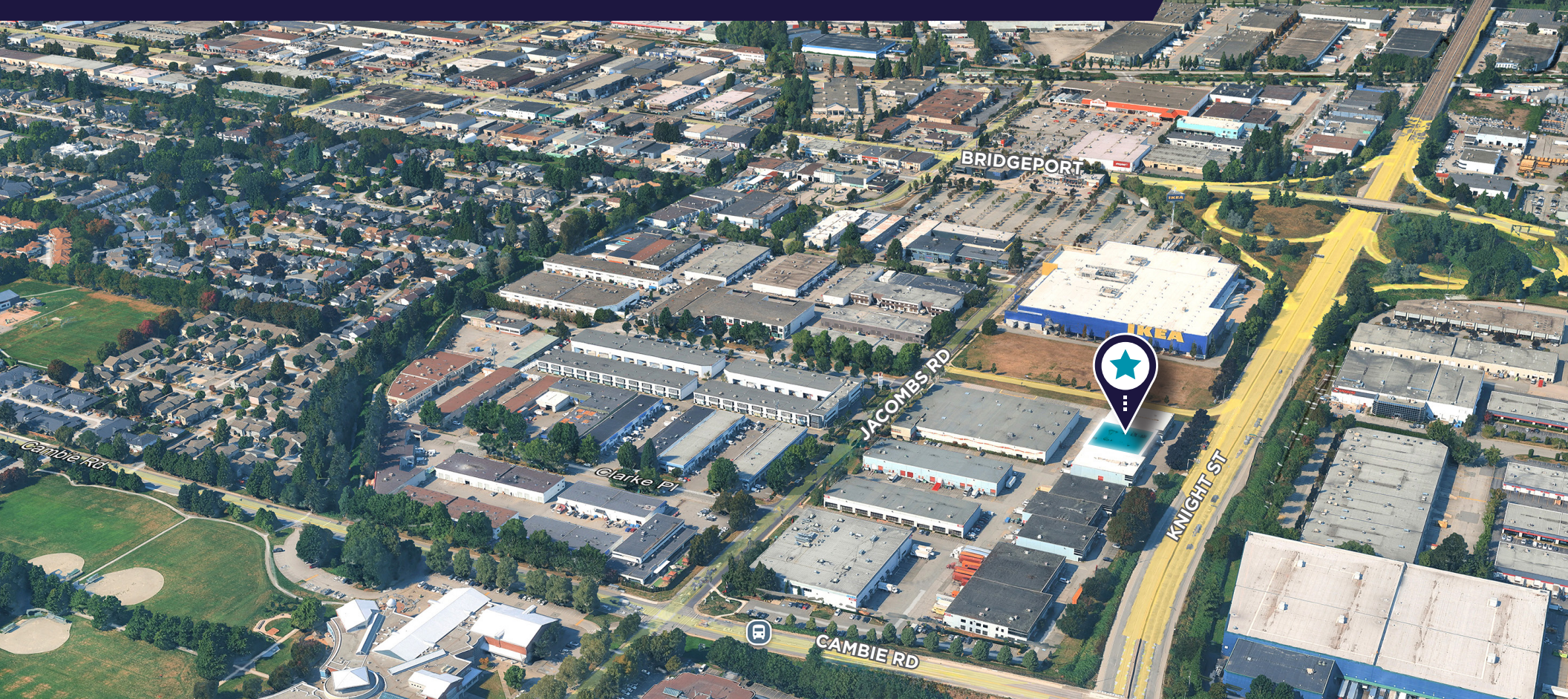


FOR SUBLEASE

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
Total Area	9,152 SF

ZONING

IB-1 Industrial Business Park
Supports retail/showroom use

ASKING NET LEASE RATE

Contact agent for details

ADDITIONAL RENT

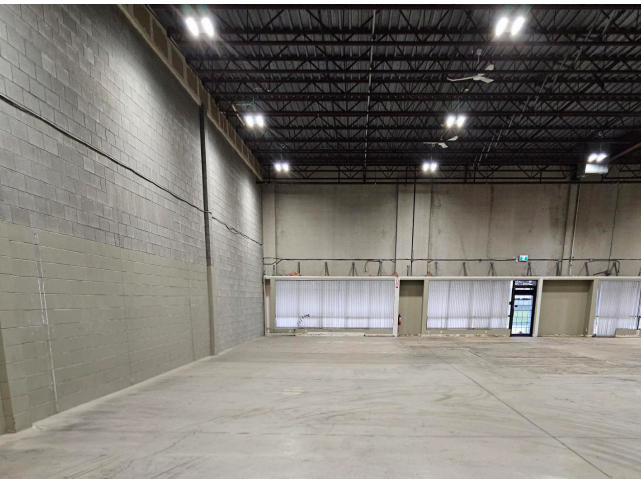
\$7.02 PSF (2026)

AVAILABILITY

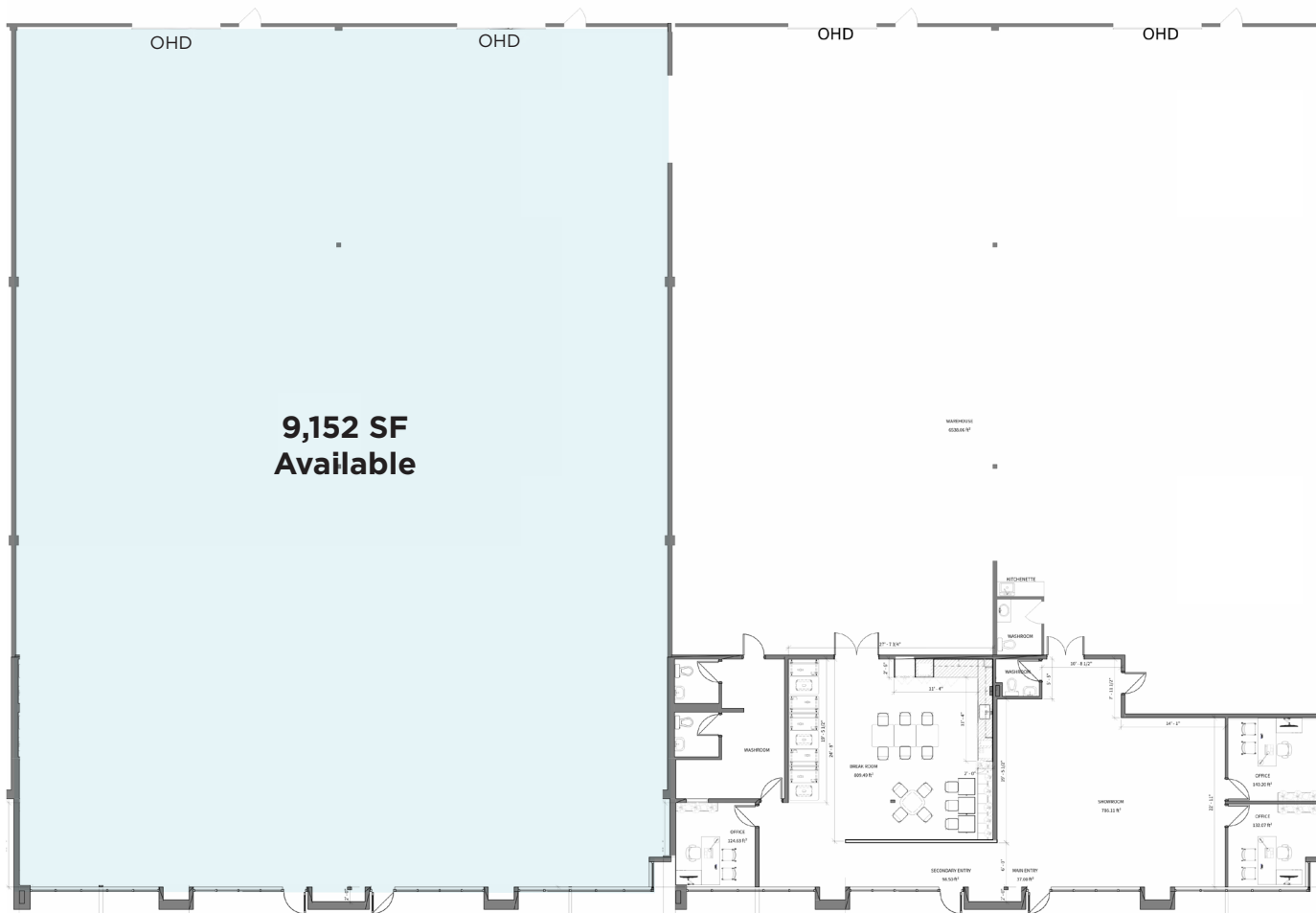
Immediate

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**

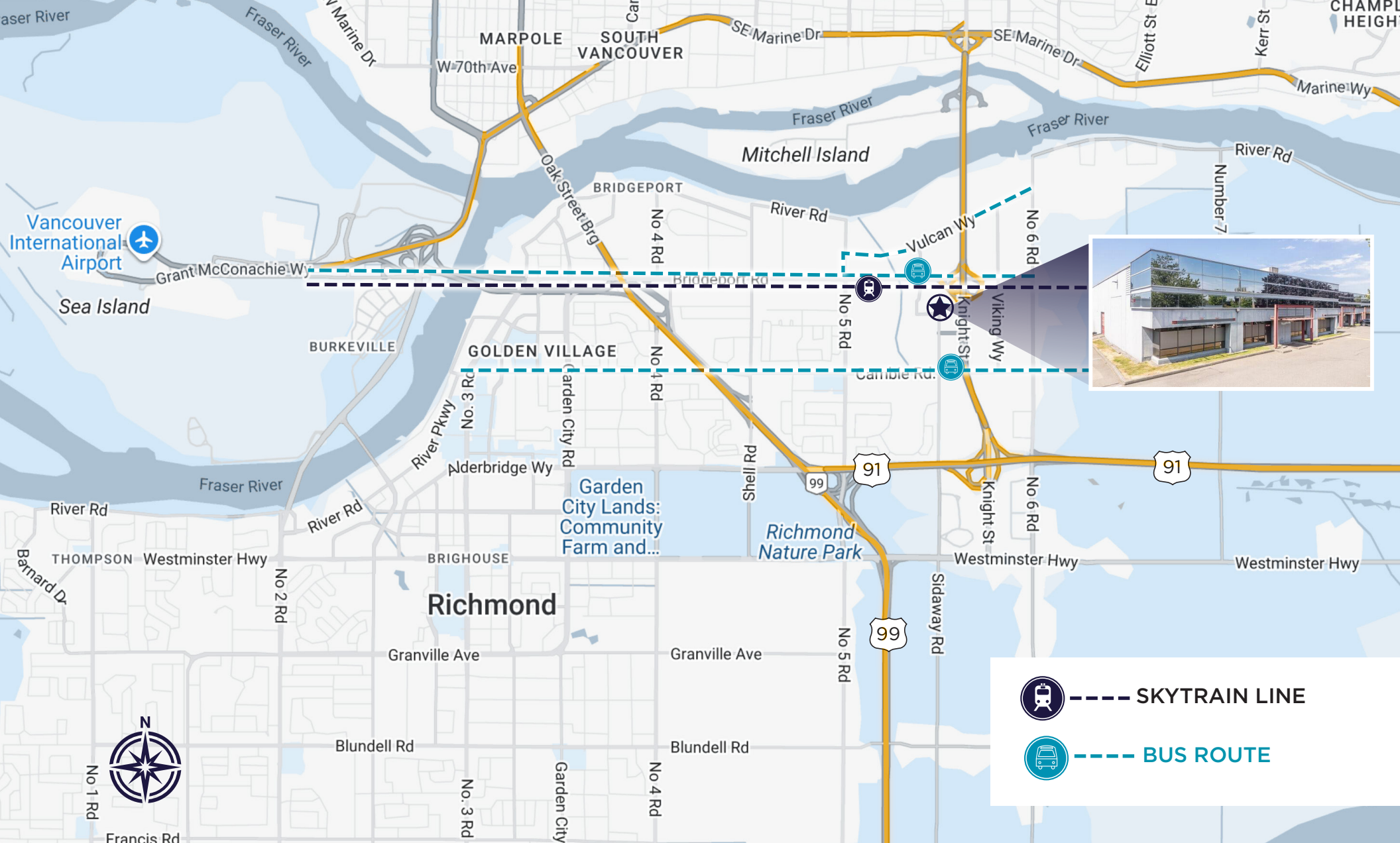


**ELECTRICAL SERVICE:
400A/600V, 3 PHASE**



**EXCELLENT ACCESS TO TRANSIT
ROUTES AND AMENITIES**

TOTAL AREA
9,152 SF



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