

FOR SUBLEASE

UNIT 160 5900 NO. 2 ROAD

Brighthouse West Business Park | Richmond, BC

Marketed by



**11,550 SF DOCK LOADING WAREHOUSE
CLOSE TO YVR INTERNATIONAL AIRPORT**

 **CONTACT US:**

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OPPORTUNITY

Placement along a major east-west transportation corridor (Highway 10/Langley Bypass) with high daily traffic volumes, strong visibility, and proximity to major regional retail anchors, surrounded by commercial and industrial land uses with excellent connections to Highway 1, Highway 15, and Highway 91.

FEATURES

- 22' clear ceiling height
- 2 dock loading doors with levelers
- Open-span warehouse
- Small ground floor office
- 3-phase electrical
- Ample on-site parking

ADDITIONAL RENT

\$6.36 PSF (2026 est.)

SUBLEASE RATE

\$18.00 PSF, triple net

AVAILABLE AREA - UNIT 160

Warehouse:	10,300 SF
Ground Floor Office	1,250 SF
TOTAL	11,550 SF

**Concrete decked mezzanine not included in SF*

SUBLEASE TERM

August 30, 2027

ZONING

IB-1: Accommodates a variety of general industrial uses including manufacturing, processing and packaging, repair, showroom, wholesale, warehousing and storage and related office functions.

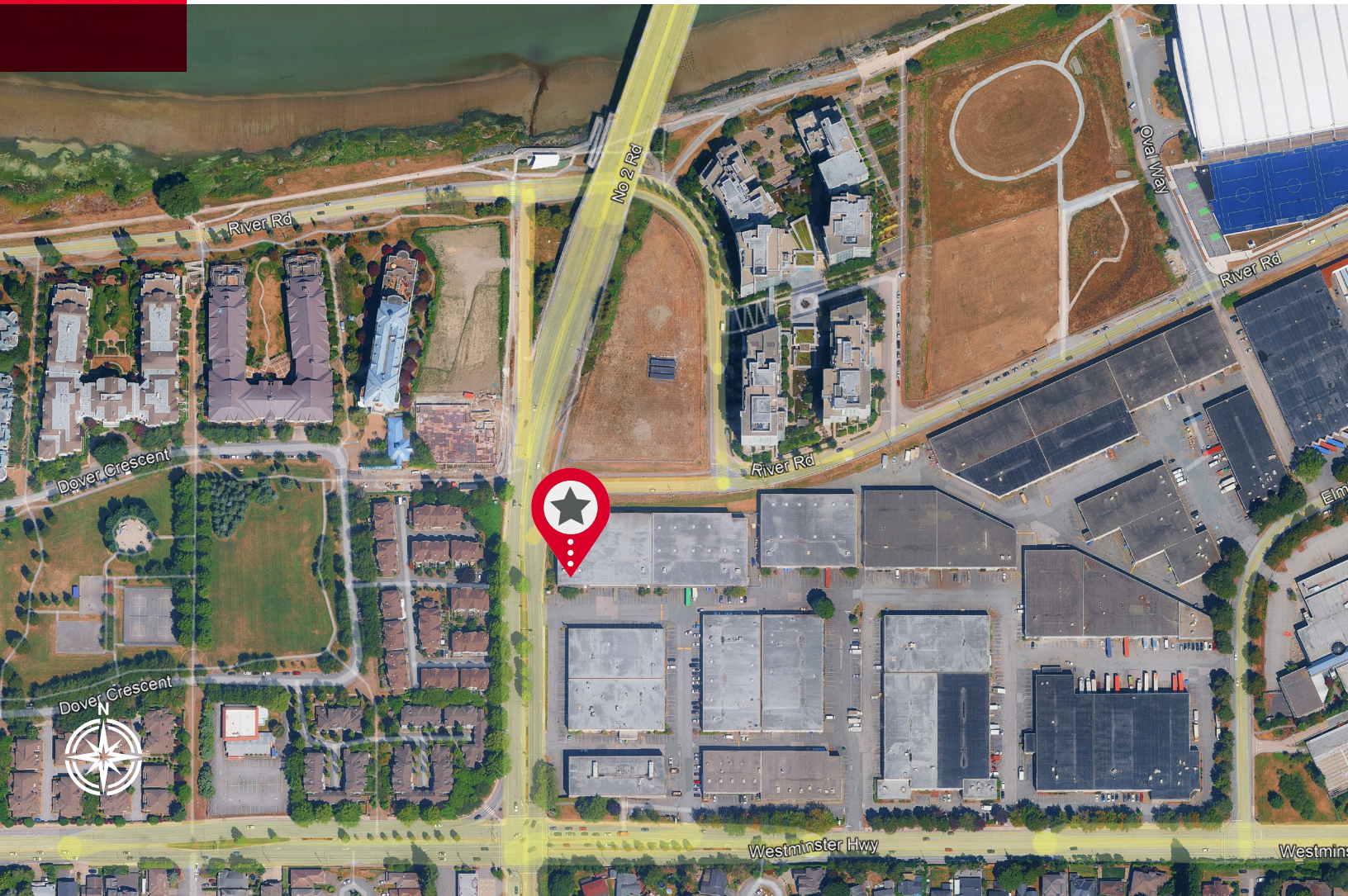
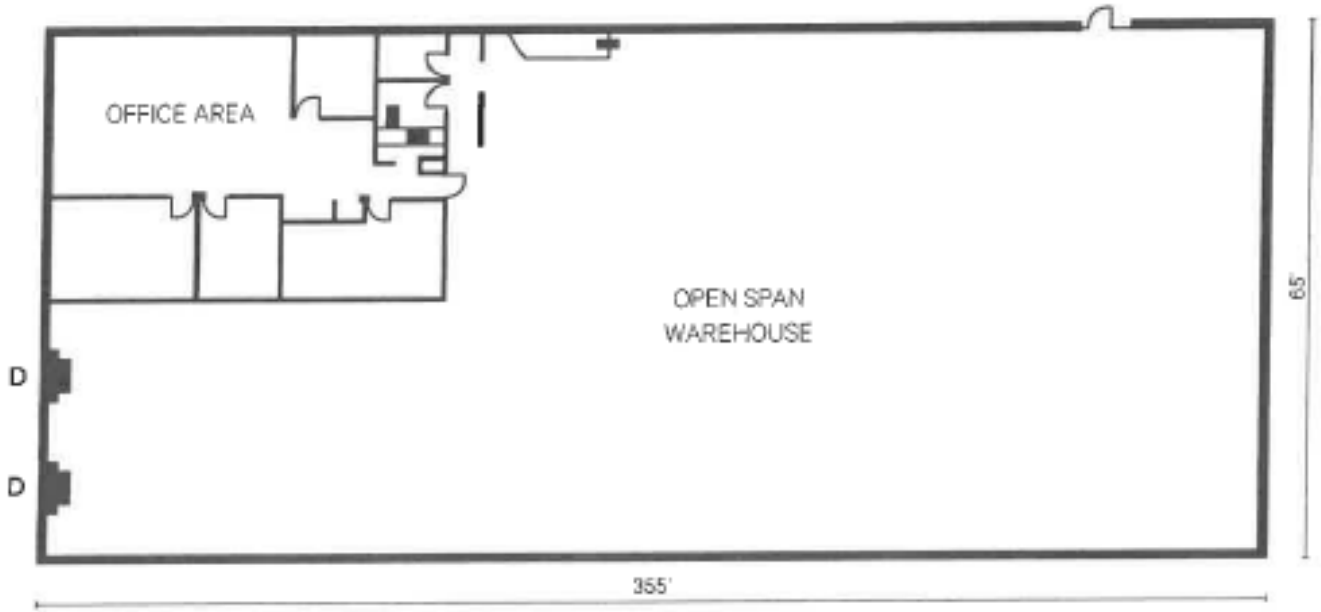
AVAILABILITY

ASAP

FLOORPLAN

Unit 160

11,550 SF



LOCATION MAP



DISTANCE INDICATORS TO/FROM BRIGHOUSE WEST BUSINESS PARK

1.	YVR	4 KM
2.	East-West Connector (91)	5 KMS
3.	Downtown Vancouver	14.7 KMS
4.	Deltaport	28 KMS
5.	US/Canada Border	40 KMS

LOCATION

Brighthouse West Business Park is conveniently located on the corner of No. 2 Road and Westminster Highway, only minutes from the Vancouver International Airport and Richmond Centre. With direct access to Westminster Highway, the Property offers quick connections to Highway 99 & Highway 91, Surrey Centre, Downtown Vancouver, and the U.S. border. Brighthouse West is a secure, professionally managed industrial park that is home to a number of national and international tenants.

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