

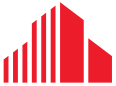
FOR SUBLEASE

UNIT 2135 - 21331 GORDON WAY

RICHMOND, BC



3,073 SQUARE FEET

 CUSHMAN & WAKEFIELD

LOCATION

The subject property is situated on the north side of Gordon Way between Graybar Road and Fraserwood Place. The area is accessible from Westminster Highway and Highway 91.

OPPORTUNITY

Functional industrial space for a wide variety of industrial businesses.

ZONING

IB-1 (Industrial Business Park) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, distribution, service uses and more. A copy of the zoning bylaws can be made available.

AVAILABLE AREA

Warehouse	2,126 SF
Second Floor Office	953 SF
TOTAL AVAILABLE AREA	3,073 SF

** Sizes are approximated, tenant to verify*

- Fluorescent lighting
- Forced air gas warehouse heaters
- Air-conditioned & baseboard heat in 2nd floor office
- Approximately 21' 5" ceilings in warehouse
- One (1) 10' X 9' 10" rear grade loading door
- Two (2) washrooms
- Concrete tilt-up construction
- 3-phase electrical service (subtenant to verify)

LEASE RATE

\$15.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT

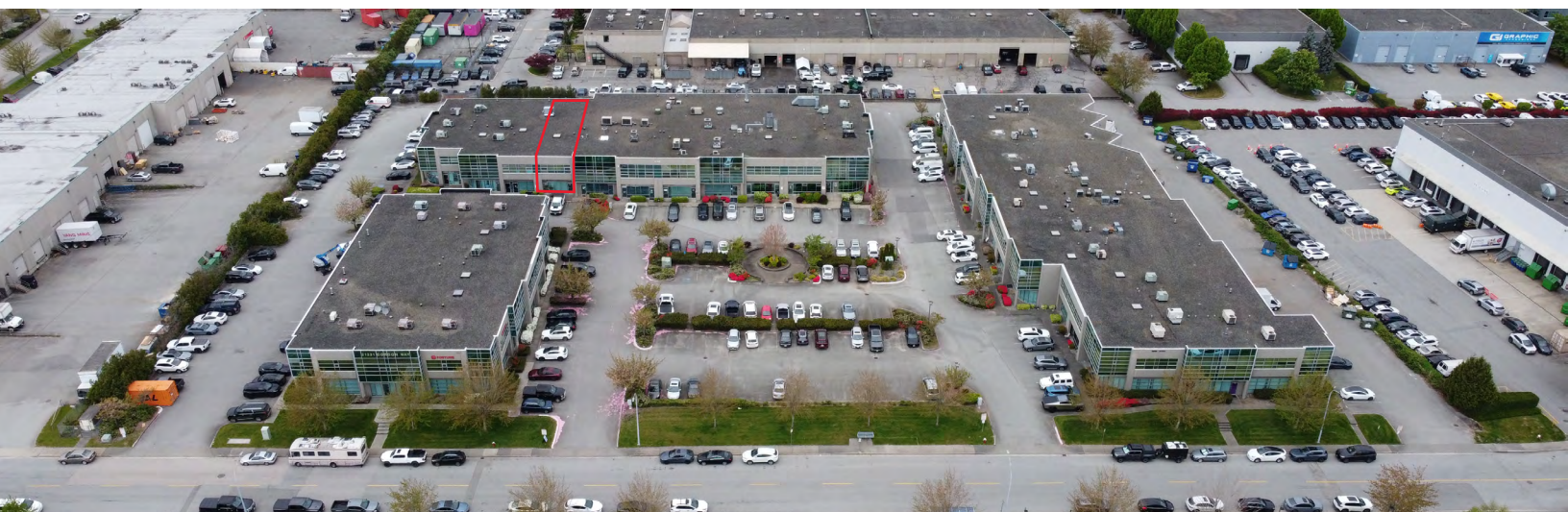
\$6.21 per square foot, per annum, plus GST

SUBLEASE TERM

Lease term expires August 30th, 2027

AVAILABILITY

Immediate



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