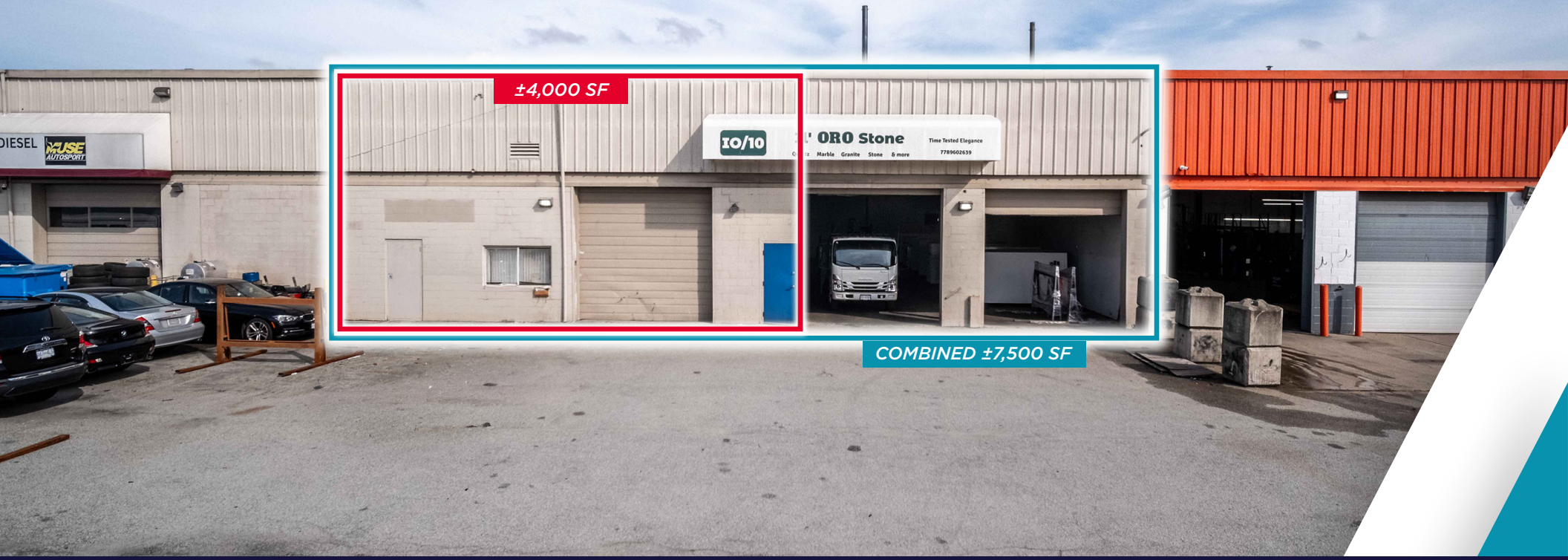
2639 NO. 5 ROAD

Richmond, BC

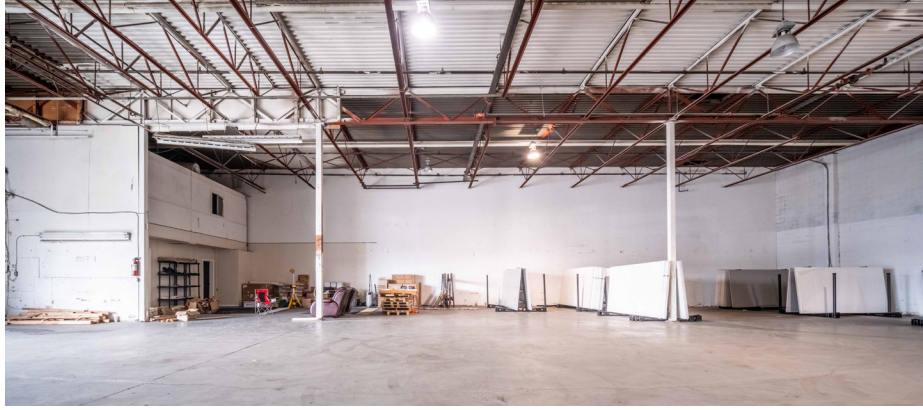


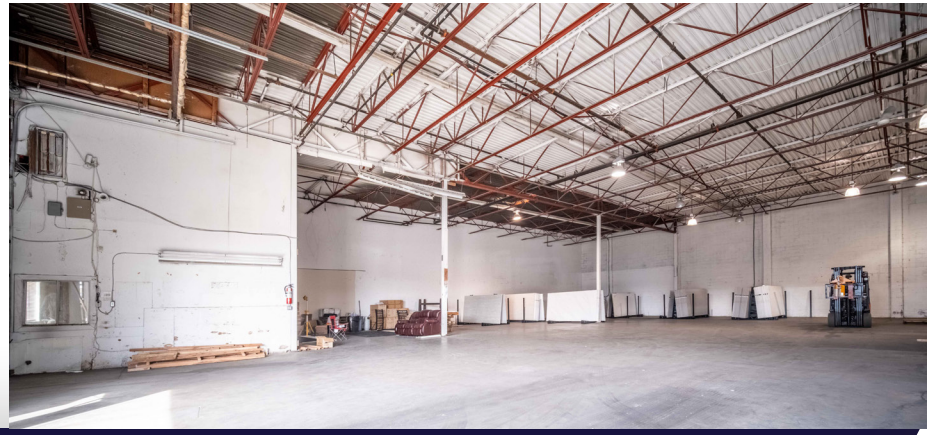
FOR SUBLEASE

4,000 SF - 7,500 SF AUTO USE PERMITTED WAREHOUSE

CUSHMAN & WAKEFIELD







OVERVIEW

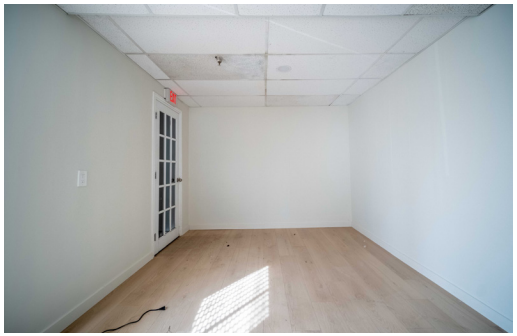
2639 No. 5 Road offers 4,000 SF to 7,500 SF of warehouse space available for sublease, with zoning that permits automotive uses alongside warehousing, distribution, and light industrial. The space is almost entirely open warehouse with approximately 200 SF of office at the front. The full 7,500 SF premises is served by three (3) grade level loading doors supporting up to 40 foot containers. Alternatively, 4,000 SF can be taken on its own, separated down the middle from the sublandlord as a self contained and independently accessible area with one (1) grade level loading door. The location offers direct access to Highway 91, the Knight Street and Oak Street Bridges, and Vancouver International Airport.

PROPERTY HIGHLIGHTS

- One (1) dedicated front grade-level loading door, three (3) in the full premises
- Ample parking
- Gas-fired heater in warehouse
- Approx. 200 SF of office
- ESFR sprinkler
- Flexible sublease term, 4,000 SF to 7,500 SF

INTERIOR PHOTOS







SALIENT DETAILS

SIZE	4,000 SF - 7,500 SF
PARKING	Ample
ZONING	IR1
BASIC RENT	$20.00/FT
ADDITIONAL RENT	$6.41/FT
LEASE EXPIRY	Feb 28, 2030









LOCATION

East Richmond

2639 No. 5 Road is located in East Richmond, a central industrial district with consistently low small bay availability. No. 5 Road connects directly to Bridgeport Road, Cambie Road, and Highway 91, providing access to Vancouver via the Knight Street and Oak Street Bridges, to Delta and Surrey via the Alex Fraser Bridge, and to the Fraser Valley via Highway 1. Vancouver International Airport is approximately fifteen minutes away

DRIVE TIMES

LOCATION	MINUTES
Bridgeport Station	9 mins
Highway 99	11 mins
Oak Street	8 mins
Knight Street	2 mins
YVR Airport	13 mins
Downtown Vancouver	30 mins



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