

Industrial | For Sublease

135 & 235 21320 Gordon Way

Richmond, BC

6,365 SF Dock Loading Warehouse Space in East Richmond



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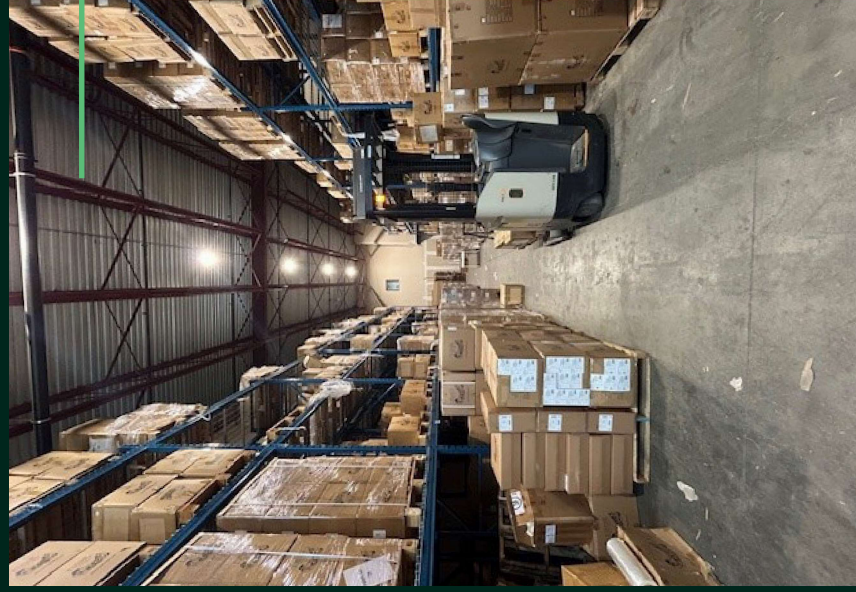
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Opportunity

A 6,365 SF dock loading warehouse unit in the Fraserwood submarket of east Richmond. Available for sublease and the landlord is also open to a new head lease. Modern business park owned and managed by Farrell Estates. Office component split over 2 floors and the 2nd floor has a separate entrance, making it subleaseable.



Property Details

Unit Area (approx.)

Main Floor Warehouse	3,705 SF
Main Floor Showroom/Office	1,330 SF
2nd Floor Office	1,330 SF
Total	6,365 SF

Additional Rent

\$600 PSF (2025 est.)

Lease Rate

\$21.00 PSF, triple net

Availability

June 1, 2025

Sublease Expiry

January 31, 2027*

* Head Landlord is open to a direct Lease, contact Listing Agents for more information

Zoning

IB-1

Accommodates a variety of general industrial uses including manufacturing, processing and packaging, repair, showroom, wholesale, warehousing and storage; allows stand-alone office uses.

Property Features



2 Dock loading doors



24' Clear ceiling height



LED warehouse lighting

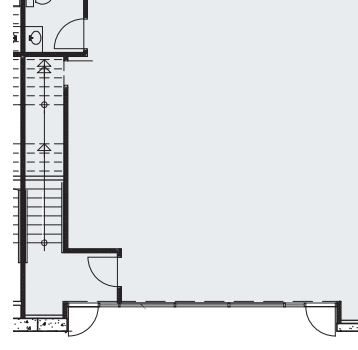


2,660 SF of built-out Private entrance to second floor



Ample glazing providing natural light throughout office area

Floor Plan



Location

The Property is located on the south side of Gordon Way, between Graybar Road and Fraserwood Place, in the prime Fraserwood industrial area of southeast Richmond. With direct access via Westminster Highway and proximity to the Highway 91 Connector, the Property offers convenient access to major traffic arterials, Richmond Centre, Surrey Centre, Downtown Vancouver, and the U.S. border.



14.5 KMS

YVR



30 KMS

US/CANADA
BORDER



32 KMS

DELTA PORT



1 KMS

EAST-WEST
CONNECTOR



20 KMS

DOWNTOWN
VANCOUVER

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