

# Unit 140 - 5900 No. 2 Road

Richmond, BC

13,475 SF Dock Loading Warehouse in Close Proximity to YVR International Airport



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# Opportunity

Opportunity to sublease an 13,475 square foot warehouse space in Brighthouse West Business Park in North Richmond. Brighthouse West is a professionally managed business park and the Unit features 22' clear ceiling height, 2 dock loading doors with levelers, open-span warehouse with front office component and ample on-site parking.

## Property Details

### Available Area (approx.)

Warehouse	9,625 SF
Office Area (Ground & 2nd Floor)	3,850 SF
<b>Total</b>	<b>13,475 SF</b>

*\*Concrete decked mezzanine not included in SF*

### Additional Rent

\$6.36 PSF (2026 est.)

### Availability

30 days notice

### Sublease Rate

\$17.50 PSF, triple net

### Sublease Term

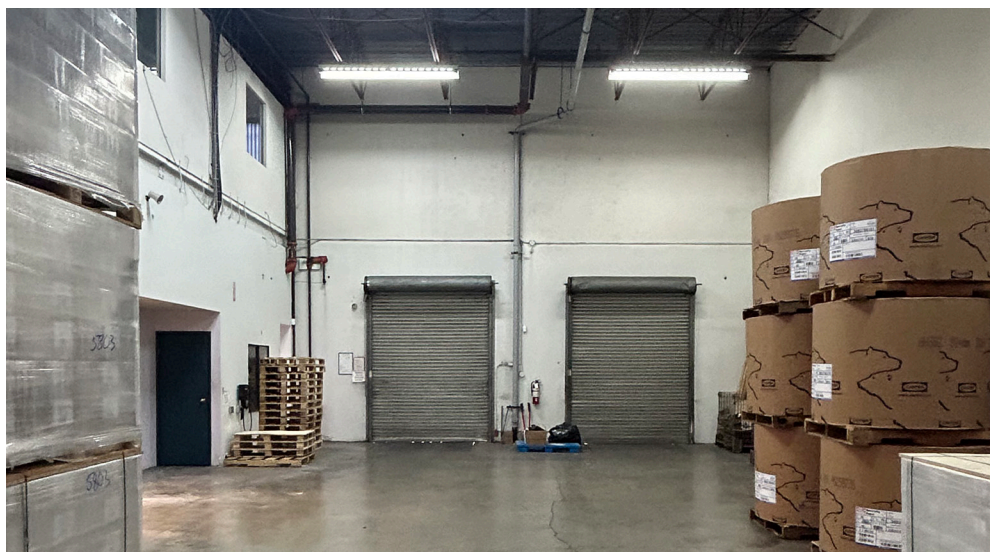
3-4 years

### Zoning IB-1

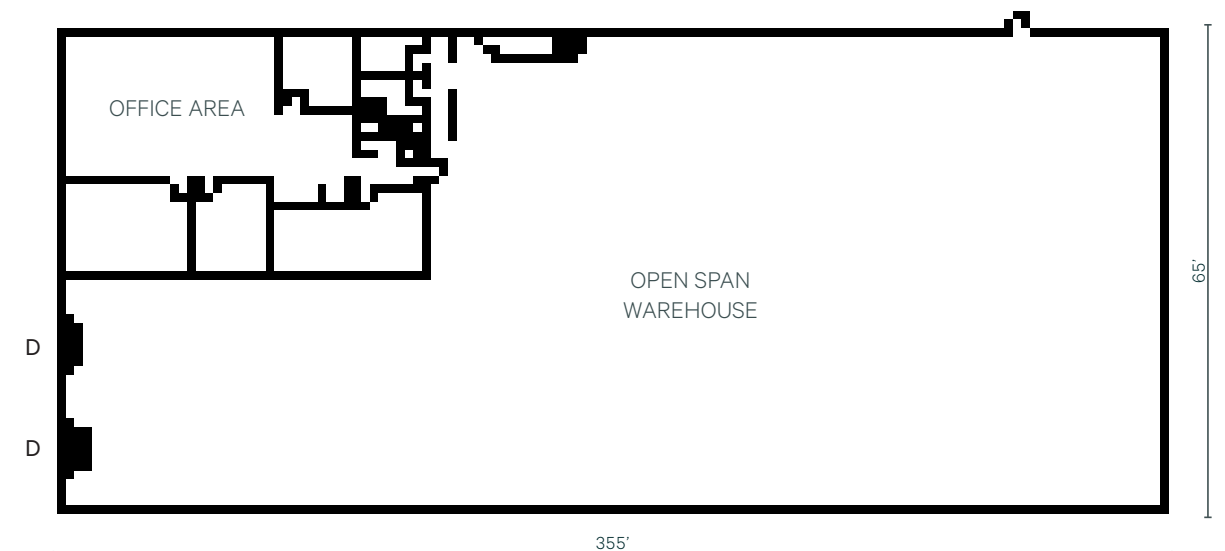
Accommodates a variety of general industrial uses including manufacturing, processing and packaging, repair, showroom, wholesale, warehousing and storage and related office functions.

## FEATURES

- 22' clear ceiling height
- Two (2) Dock loading doors with levelers
- 3 phase electrical service
- Clearspan warehouse
- Private offices & open work area
- Concrete tilt-up construction
- Professionally managed business park by Keltic



## Floorplan



\*Not to Scale

## 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.



**4 KMS**  
YVR



**5 KMS**  
EAST-WEST  
CONNECTOR



**14.7 KMS**  
DOWNTOWN  
VANCOUVER



**28 KMS**  
DELTA PORT



**40 KMS**  
US/CANADA  
BORDER

### FOR MORE INFORMATION CONTACT

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