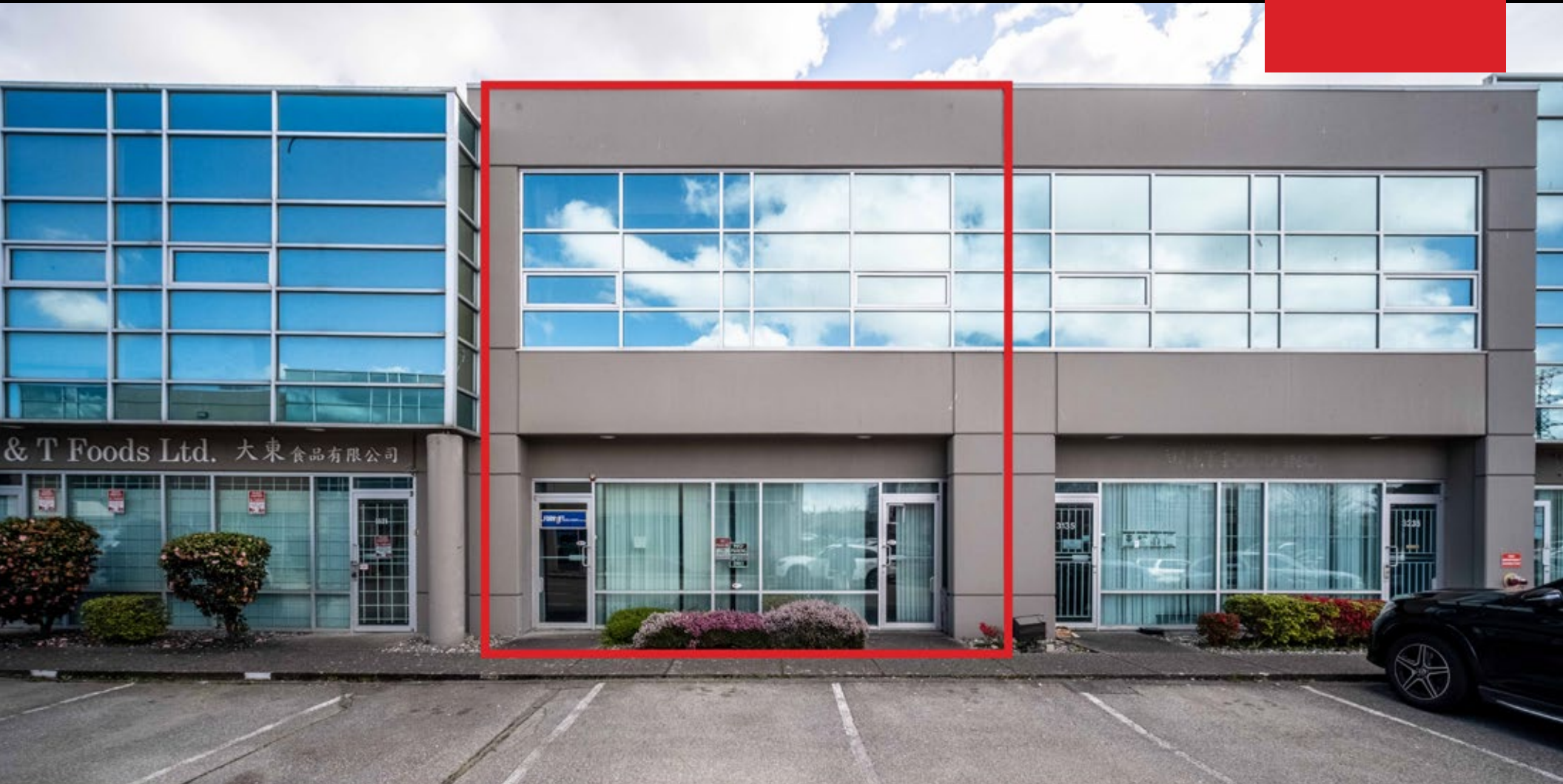


3130 - 21331 GORDON WAY, RICHMOND
4,045 SF WAREHOUSE AND MEZZANINE SPACE

**FOR
LEASE**

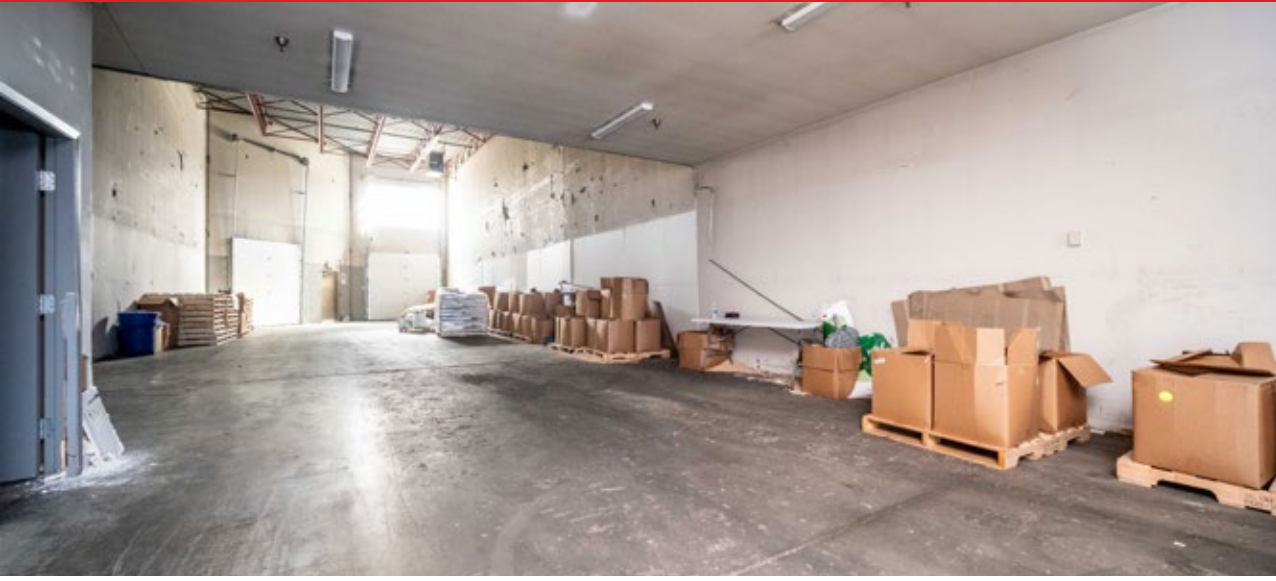


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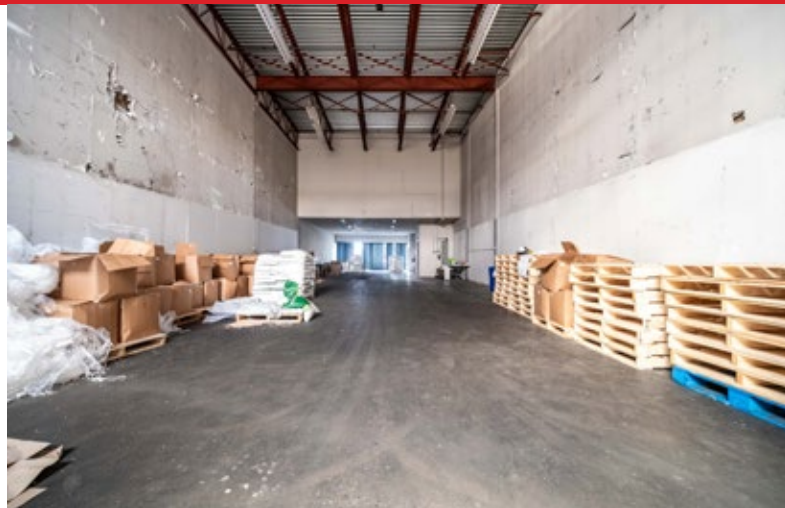
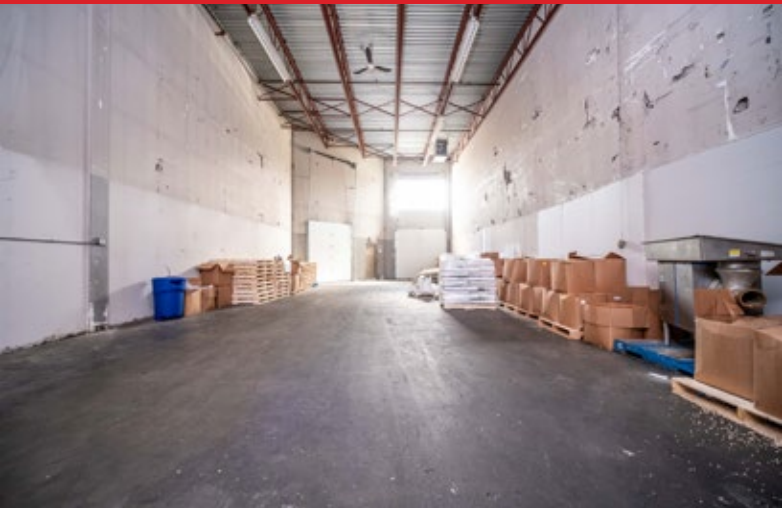




THE OPPORTUNITY

William Wright Commercial is pleased to present Unit 3130 - 21331 Gordon Way, a 4,045 SF industrial unit in Richmond offering a functional mix of 3,005 SF warehouse and 1,040 SF mezzanine space. The warehouse features 21' clear ceiling heights, along with both grade-level and dock loading for efficient logistics. The unit is equipped with 125-amp, 3-phase power with upgrade potential, and is fully sprinklered throughout. The mezzanine includes a large open office area, ideal for administrative or showroom use. Additional features include five designated parking stalls. Zoned IB1, the property accommodates a wide range of industrial uses, with short-term lease options available, making it an ideal solution for businesses seeking flexibility.





SALIENT FACTS

SIZE BREAKDOWN

Warehouse: ± 3,005 SQFT

Mezzanine: ± 1,040 SQFT

Total: ± 4,045 SQFT

ZONING

IB1

BASIC RENT

\$16/FT

ADDITIONAL RENT

\$5.50/FT

CEILING HEIGHT

21' in Warehouse

POWER

125 amps/3-phase
(Power upgrade available)



ACCESSIBILITY

1 grade + 1 dock
loading



SPRINKLER

Fully
sprinklered



PARKING

5 designated
parking stalls



OPEN LAYOUT

Large open
upstairs office



BATHROOMS

2 bathrooms



LEASE OPTIONS

Short term lease
available





EASY ACCESS TO HIGHWAY 91

21331 Gordon Way is located in the heart of Richmond's Hamilton industrial area, a growing and well-connected business hub. The property offers excellent access to Highway 91, providing efficient connectivity to Vancouver, Burnaby, New Westminster, and Surrey. Its proximity to the Queensborough Bridge and East-West Connector (Highway 91A) further enhances regional accessibility for transportation and logistics. The surrounding area is home to a mix of industrial, logistics, and service-based businesses, making it a practical location for a wide range of operations. Nearby retail and service amenities in Queensborough Landing add convenience for employees and day-to-day business needs.



CONTACT LISTING AGENTS

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