

# FOR LEASE



Unit 1140 & 1150

**21331 Gordon Way**

Richmond, British Columbia

**4,334 SF OF  
GROUND FLOOR WAREHOUSE  
AND OFFICE SPACE**

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\* Personal Real Estate Corporation





# Opportunity

The Subject property is located on the North side of Gordon Way, between Graybar Road and Fraserwood Place, in the prime Fraserwood industrial area. Fraserwood is situated within the East Cambie neighbourhood of Richmond's southeast sector. Proximity to Highway 91 provides quick connections to Highways 99 and 17 and easy travel via Westminster Highway.

## Building Details

	<b>Available Area (SF):</b>	
	Warehouse:	3,359
	Ground Floor Office:	975
	<b>Total:</b>	<b>4,334</b>











 **Zoning:**  
IB1 (Industrial Business Park)

 **Asking Rate:**  
Please contact listing agents.  
**Additional Rent:**  
\$4.95 PSF

 **Available:**  
October 1, 2022  
Earlier occupancy to be negotiated



## Building Features

- |  |  |  |  |  |
|--|--|--|--|--|
| <br>Six (6) designated parking stalls | <br>21' clear ceiling heights in warehouse area | <br>Two (2) overhead gas unit heaters               | <br>Two (2) professionally finished office spaces | <br>Built in 1998     |
| <br>Two (2) grade level loading doors | <br>Attractive site landscaping                 | <br>Two (2) 200 amp three phase electrical services | <br>Two (2) bathrooms                             | <br>Fully sprinklered |







## Jonathan Jassebi

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