

# FOR SALE



Unit 3130

**21331 Gordon Way**

Richmond, British Columbia

**3,950 SF OF WAREHOUSE  
AND OFFICE SPACE  
WITH DOCK & GRADE LOADING**

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# 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:	3,000
	Second Floor Office:	950
	Total:	3,950











	<b>Zoning:</b>
	IB1 (Industrial Business Park)

	<b>Asking Price:</b>
	\$2,078,000

	<b>Property Taxes:</b>
	\$10,111.56 (2021)



## Building Features

-  Five (5) designated parking stalls
-  21' clear ceiling heights in warehouse area
-  One (1) dock and one (1) grade level loading door
-  One (1) large open upstairs office space
-  Built in 1998
-  One (1) overhead gas unit heaters
-  Attractive site landscaping
-  200 amp three phase electrical services
-  Two (2) bathrooms
-  Fully sprinklered







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