

FOR SUBLEASE

5700
5710
5720

Cedarbridge Way

RICHMOND, British Columbia

11,285 SF Warehouse and Office Space
with 3 Grade Level Loading Doors



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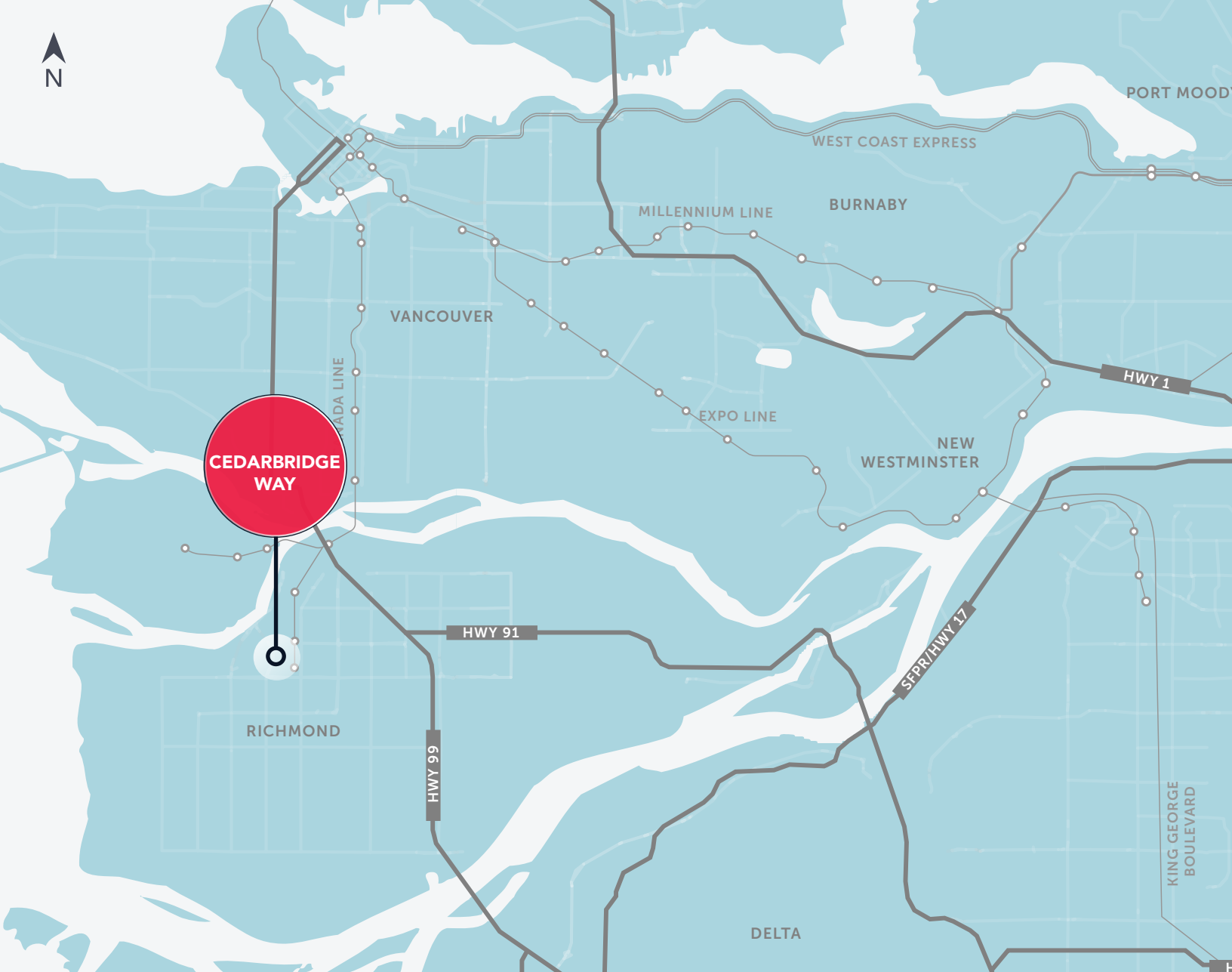


LOCATION

The subject property is situated at 5700 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.

 **ASKING LEASE RATE**
\$21.00 PSF (GROSS RENT)

 **ZONING**
IR-1



AVAILABLE AREA

Main Floor Office	1,200 SF
Second Floor Office	1,200 SF
Warehouse	8,885 SF
TOTAL	11,285 SF

FEATURES

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Two points of all-directional access and egress from Cedarbridge Way
- ▶ Direct exposure along Cedarbridge Way and proximity to No. 3 Road
- ▶ Ample surface parking
- ▶ Three (3) grade level loading doors
- ▶ 19’ clear ceiling height
- ▶ Fully sprinklered
- ▶ Gas fired unit heaters



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