

FOR LEASE

21320 GORDON WAY, RICHMOND, BC

OFFICE SPACE - AVAILABLE JANUARY 1, 2024



LOCATION

The subject properties are situated in the Shelter Island Commerce Centre, located in East Richmond and just off the East-West Connector. Shelter Island Commerce Centre is a gated 180,000 square ft., multi-tenant two building complex designed to satisfy office requirements from 1,200 square ft., and warehouse requirements from 4,400 square ft. The property features a concrete tilt-up facility combining an abundance of glazing, parking and loading areas to meet the requirements of today's office and industrial users.

KEVIN MCPHAIL

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FARRELL ESTATES LTD

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BUILDING FEATURES

- > Prime location close to East-West Connector
- > Build to Suit A/C Warehouse/Showroom & Mezzanine areas
- > Flexible bay/unit sizes
- > Extensive exterior glazing and natural light
- > Attractively landscaped entrance and parking ways
- > 3-Phase electrical service
- > 26' clear ceiling heights

ZONING

IB-1 Industrial allowing for a wide range of office and industrial uses including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcome under zoning

PROPERTY HIGHLIGHTS

AVAILABLE BUILDING AREAS:

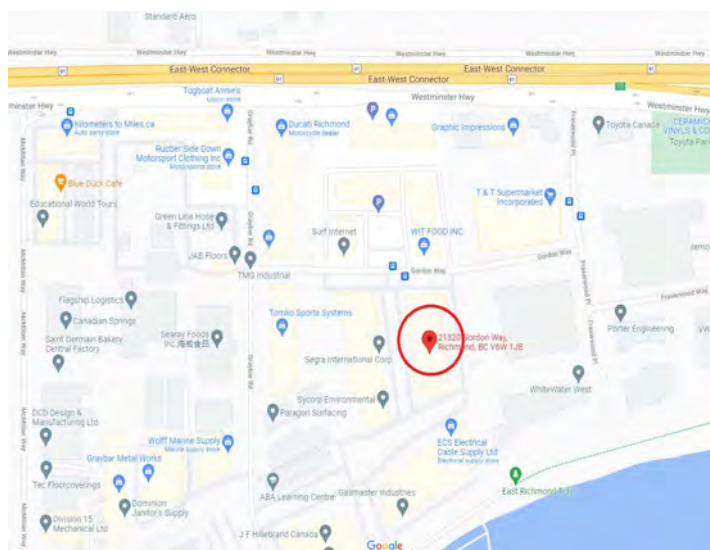
Unit #125 - 1,543 square ft., of office space

OPERATING COSTS & TAXES:

\$5.86 per square foot (2023)

LEASE RATE:

Contact listing agent



Contact Us For Further Information

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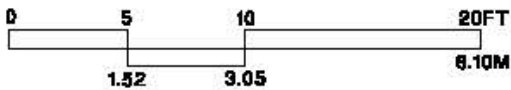
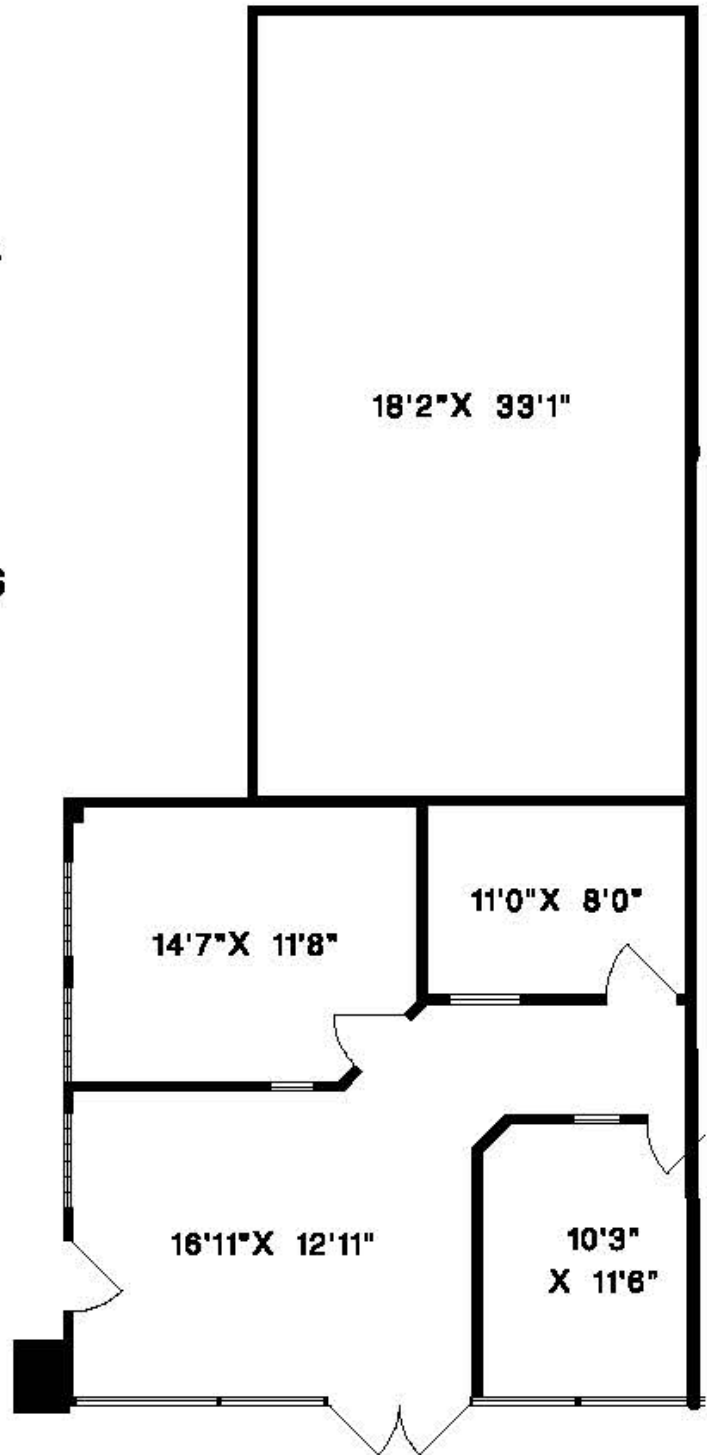
UNIT 125

OFFICE AREA	1,402 SQFT
(NOTE THAT UNIT #125 IS GROSSED UP BY 10%)	
TOTAL	1,543 SQFT

NOTE: AREA MEASUREMENT IS TO OUTSIDE OF EXTERIOR WALLS & CENTRE OF DEMISING WALLS

All measurements must be verified prior to construction or renovations.

PREPARED FOR: FARRELL ESTATES



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