

REDUCED RATE \$19.00 PSF

FOR LEASE

#3148-3153 20800

WESTMINSTER HWY

RICHMOND, BRITISH COLUMBIA

5,056 SF Warehouse & Office Space in the Heart of East Richmond



THE
INDUSTRIAL
SPECIALISTS
CBRE

Unit size

1,629 SF Office

3,427 SF Warehouse

5,056 SF Total

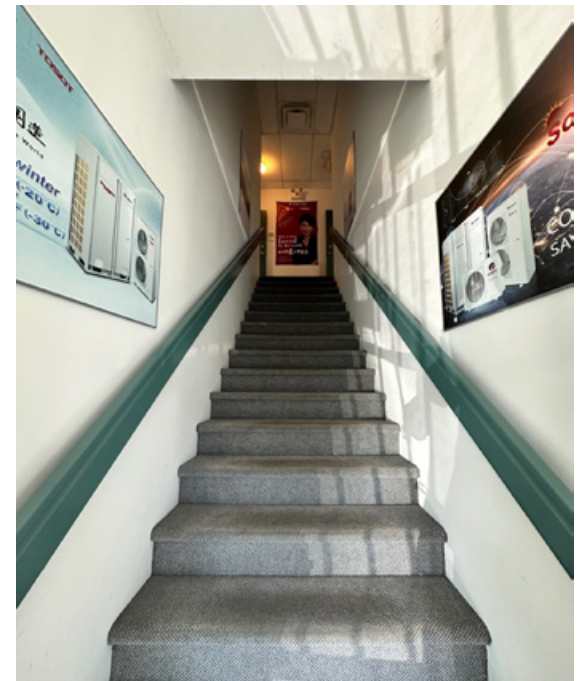
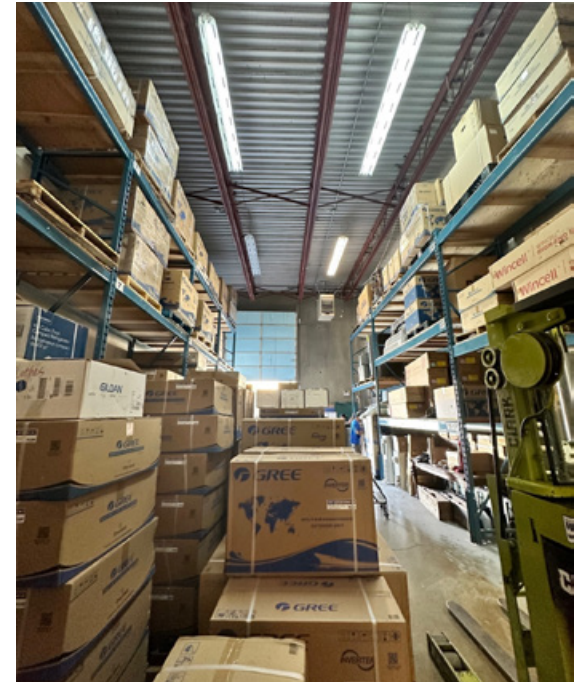
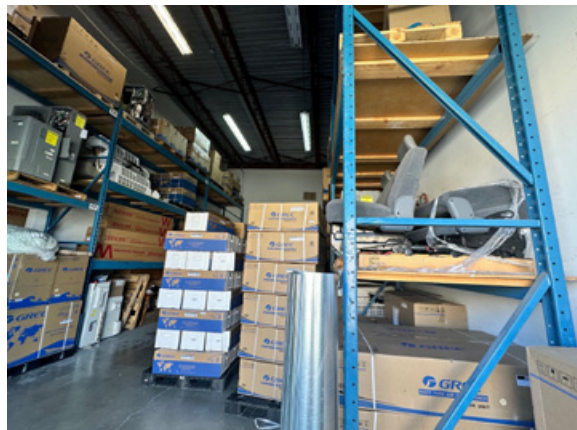
IR-1 Zoning

Industrial Retail - range of general industrial uses, supporting office uses and a range of retail uses

LOADING	2 dock doors
CEILING HEIGHT	24'
PARKING	6 reserved stalls
BASIC RENT	\$19.00 PSF net
ADDITIONAL RENT	\$5.30 PSF (2024 est.)
AVAILABILITY	Immediately

Warehouse Features

- + Abundance of windows for natural light
- + Two 10' x 8' dock doors with levelers
- + Overhead natural gas heaters
- + Two handicap accessible washrooms



Office Features

- + Open area reception
- + Three private offices
- + Boardroom
- + Existing built out office space
- + Skylights and large windows for an abundance of natural light
- + Two washrooms



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WESTMINSTER HWY

Drive Times

5 mins

Alex Fraser Bridge

25 mins

YVR Airport

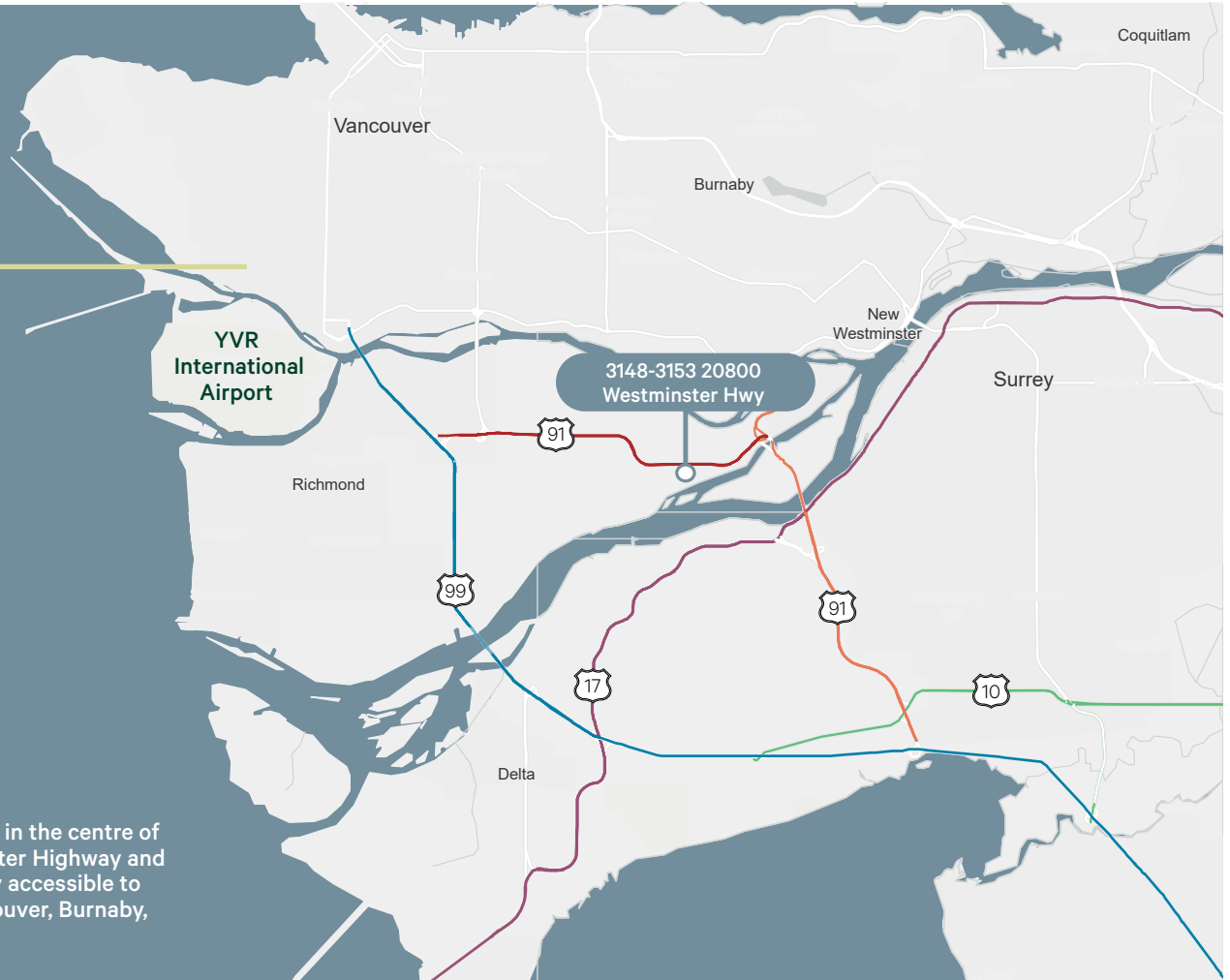
20 mins

Richmond Centre

15 mins

Surrey

20800 Westminster Highway is strategically located in the centre of East Richmond with excellent exposure to Westminister Highway and Highway 91 for your business. This property is easily accessible to public transit as well as connecting bridges to Vancouver, Burnaby, Coquitlam, New Westminster, and North Delta.



Connect with us for more information

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