

**THE  
INDUSTRIAL  
SPECIALISTS**



**For Lease**

Units 3145 & 3150

**21331 Gordon Way**

RICHMOND, BRITISH COLUMBIA

**7,365 SF of turnkey food  
processing industrial space  
in Fraserwood Richmond**

[theindustrialspecialists.com](http://theindustrialspecialists.com)

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**CBRE**

3145  
3150 | **21331 GORDON WAY**  
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## Turnkey food processing space

The Industrial Specialists are pleased to present the opportunity to lease a combined 7,363 square feet of turnkey industrial warehouse space located in the Fraserwood area of Southeast Richmond. Featuring 1 cooler and 1 freezer, this space is designed and ready for food processing needs. The Industrial Business Park zoning allows for a wide variety general of uses such as: storage, manufacturing, retail, warehouse sales and many more.



### Available Area

5,763 SF Warehouse  
1,600 SF Office  

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7,363 SF Total

### Zoning

IB1 - Industrial Business Park

### Occupancy

Immediately

### Ceiling Heights

21' Warehouse  
18' Cooler/freezer

### Loading

2 Grade loading doors

### Net Rent

Contact listing agents

### Additional Rent

\$5.25 PSF (2023 est.)

## Property Features



Cooler & freezer



3-phase power

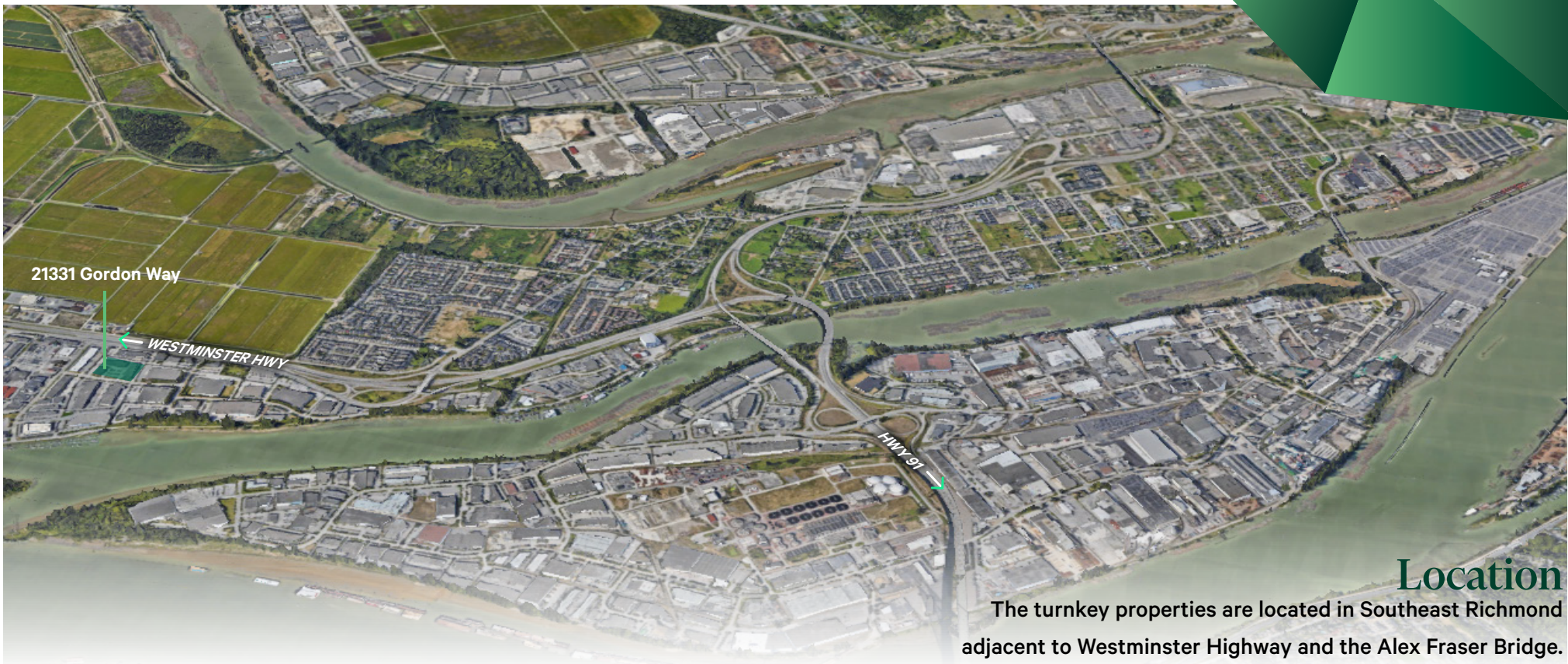


Built in 1998



Floor drains, grease traps, & temperature controlled processing rooms





21331 Gordon Way

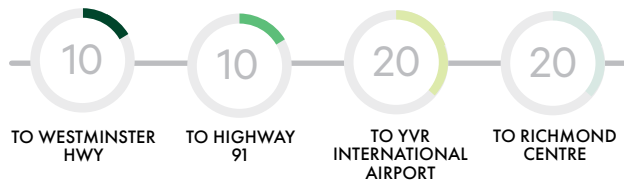
WESTMINSTER HWY

HWY 91

## Location

The turnkey properties are located in Southeast Richmond adjacent to Westminster Highway and the Alex Fraser Bridge. This strategic location is considered the geographical centre of the Lower Mainland with quick and easy access to Richmond Centre, Vancouver, Burnaby, New Westminister, Delta, Surrey, Langley, and Vancouver International Airport.

## Drive Times



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