

Office / Industrial Space



FOR LEASE

#115-6086 Russ Baker Way

RICHMOND BC

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Property Summary



ADDRESS

#115-6086 Russ Baker Way, Richmond, BC



AVAILABILITY

September 1, 2026.



AREA

1,325 Sq Ft Office
2,600 Sq Ft Industrial
3,925 Sq Ft Total

LOCATION

Set in the Airtech Centre, 6086 Russ Baker Way offers convenient proximity to YVR's Main and South Terminals and related commercial operations. This prime location provides high visibility to traffic along Russ Baker Way and easy access to major highways, including Highway 99, Highway 91, and the Arthur Laing Bridge, ensuring seamless access to Metro Vancouver and the U.S. border.



Property Summary (cont.)

BUILDING FEATURES



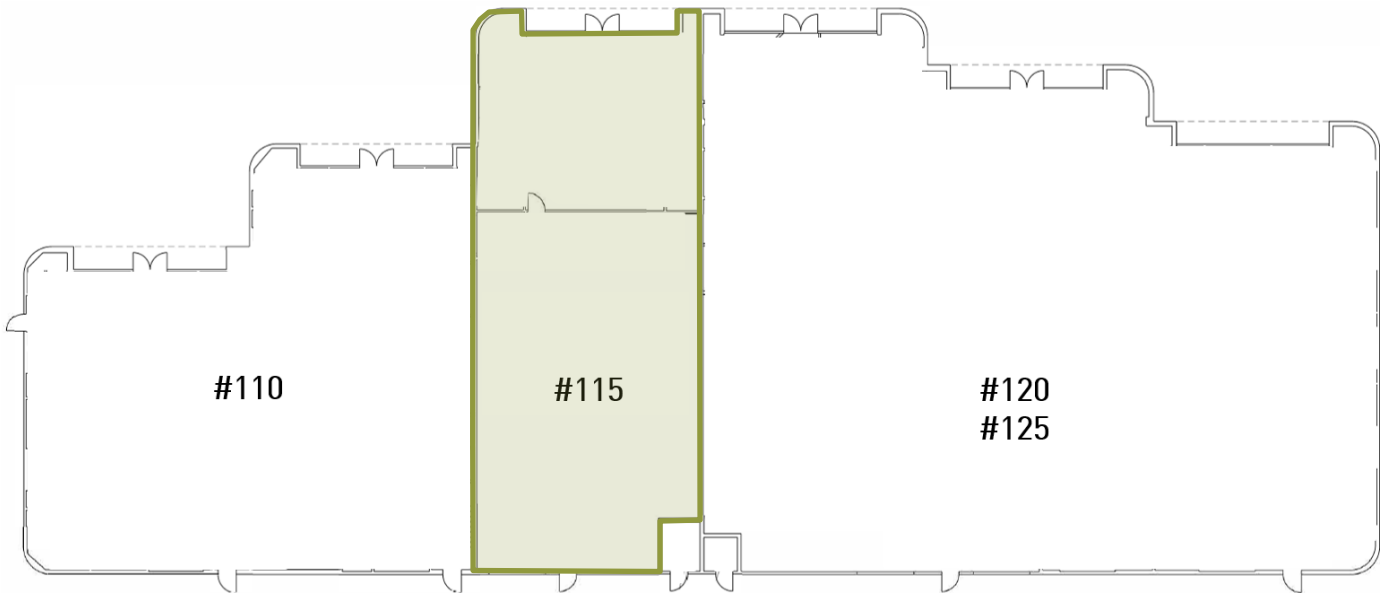
ADDITIONAL RENT

\$14.57 Per Sq Ft
(2026 Estimate - Electricity & Gas Paid Directly by Tenant)



BASIC RENT

Please contact Leasing Team



Property Summary (cont.)

BUILDING FEATURES



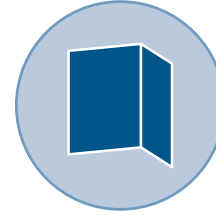
YEAR BUILT

1991-92



FLOORS

Concrete, Vinyl, Tile



WALLS

Tilt Up Concrete Panel, Steel Frame & Metal Cladding



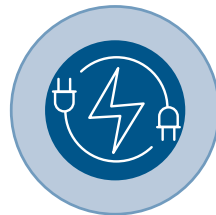
ROOF

EPDM membrane with gravel ballast; open-web steel joist structure



KITCHENETTE

Included



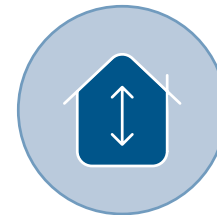
ELECTRICAL

208/120V



DOORS

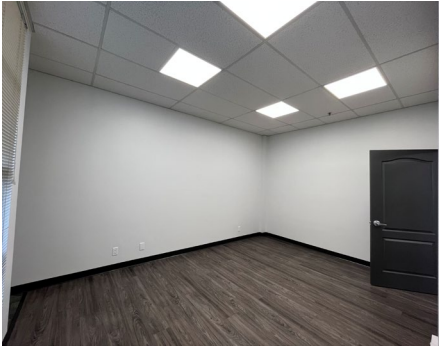
- One Glass Entry Door
- One Passage Door
- One Grade Level Loading Door (10' x 10')



CEILING HEIGHT

Clearance to Wilson Joist
22' 6"

Gallery



Location





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