

INDUSTRIAL

FOR SUBLEASE

UNITS 105 / 150

**5920 NO. 2 ROAD
RICHMOND, BC**



9,530 SF GRADE LEVEL LOADING WAREHOUSE IN CLOSE PROXIMITY TO YVR AIRPORT

For more information, please contact:

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OPPORTUNITY

Placement along a major east-west transportation corridor (Highway 10/Langley Bypass) with high daily traffic volumes, strong visibility, and proximity to major regional retail anchors, surrounded by commercial and industrial land uses with excellent connections to Highway 1, Highway 15, and Highway 91.

PROPERTY DETAILS

ADDITIONAL RENT

\$6.36 PSF (2026 est.)

SUBLEASE RATE

\$15.00 PSF, triple net

ZONING

IB-1: Accommodates a variety of general industrial uses including manufacturing, processing and packaging, repair, showroom, wholesale, warehousing and storage, and related office functions.

UNIT 150

AVAILABLE AREA (APPROX.)

Warehouse	8,530 SF
Ground Floor Office	1,000 SF
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Total	9,530 SF

AVAILABILITY

ASAP

SUBLEASE TERM

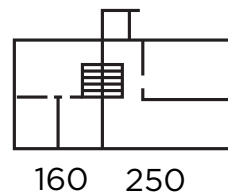
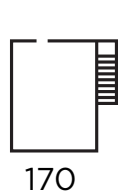
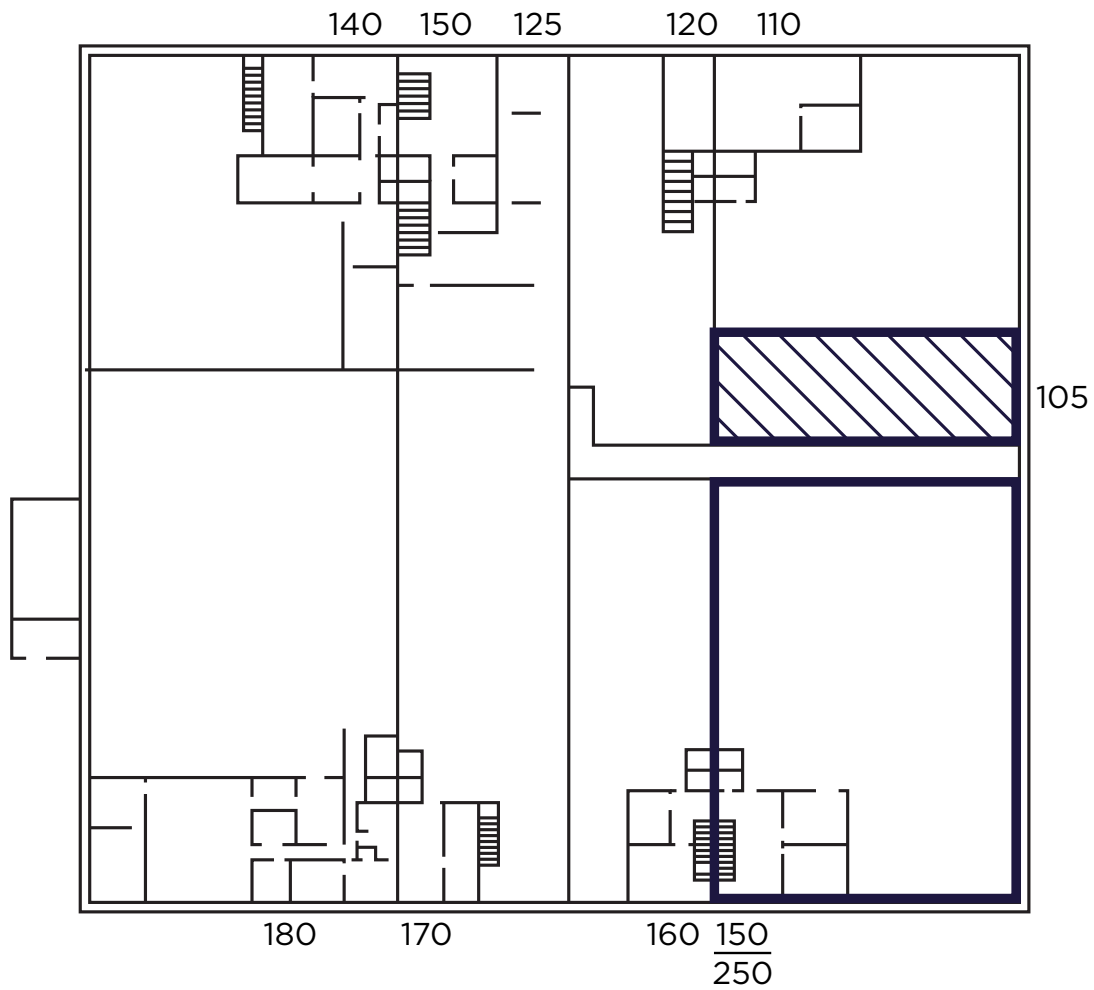
August 30, 2027



FEATURES

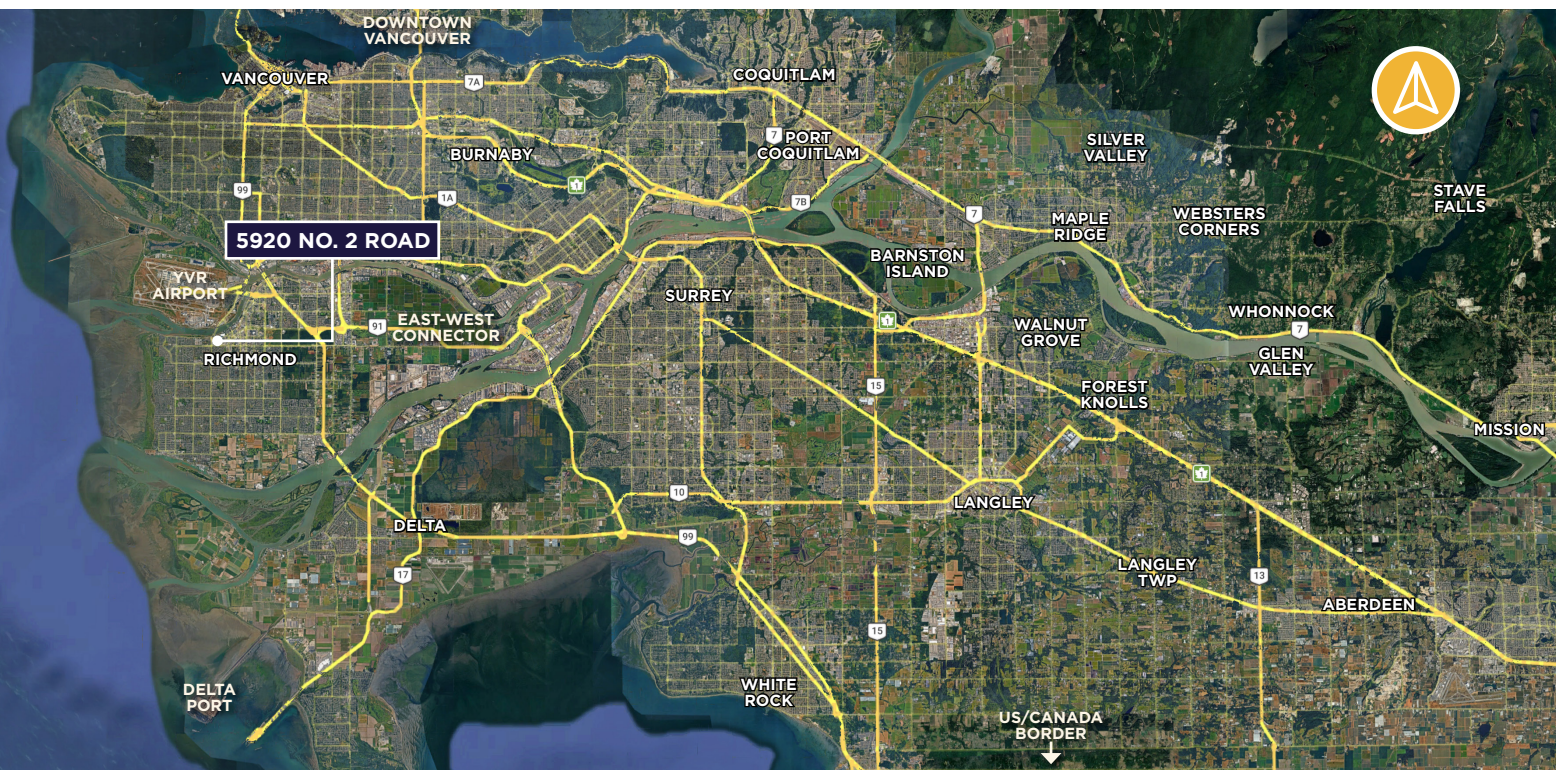
- 22' clear ceiling height
- Three (3) grade loading doors
- Front office component
- Ample on-site parking
- Located in Brighthouse West Business Park in North Richmond
- Professionally managed business park

FLOOR PLAN



LOCATION

Brighthouse West Business Park is conveniently located on the corner of No. 2 Road and Westminster Highway, only minutes from the Vancouver International Airport and Richmond Centre. With direct access to Westminster Highway, the Property offers quick connections to Highway 99 & Highway 91, Surrey Centre, Downtown Vancouver, and the U.S. border. Brighthouse West is a secure, professionally managed industrial park that is home to a number of national and international tenants.



4 KMS
YVR
Airport

5 KMS
East-West
Connector

14.7 KMS
Downtown
Vancouver

28 KMS
Delta
Port

40 KMS
US/Canada
Border

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