

FOR SUBLEASE

Unit 140

# 6191 Westminster Highway

Richmond, BC

4,080 SF High-Exposure Flex Unit with 2,660 SF Warehouse & Grade-Level Door



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# PROPERTY HIGHLIGHTS

- » 22' Clear Ceiling Height
- » Column Free Warehouse Space
- » One (1) Grade Level Door (10' x 9')
- » Plug-and-Play Office
- » Fully Sprinklered
- » Ample On-Site Parking
- » Professionally Managed Business Park by Keltic

# UNIT 140 - 6191 WESTMINSTER HIGHWAY

Richmond, BC

## OPPORTUNITY

Excellent opportunity to sublease a 4,080 sq. ft. unit at the well-located Brighthouse West Business Park in North Richmond. The unit features 22' clear ceiling height, column-free warehouse space, a plug-and-play office component, and one grade-level loading door. Brighthouse West is a secure, professionally managed business park with ample on-site parking.

## PROPERTY DETAILS

### AVAILABLE AREA (APPROX.)

4,080 sq. ft.

### MANAGEMENT FEES

~ 5.8% of Basic Rent

### ASKING RATE

\$18.25 PSF per annum

### SUBLEASE TERM

Approximately 4 years

### ADDITIONAL RENT

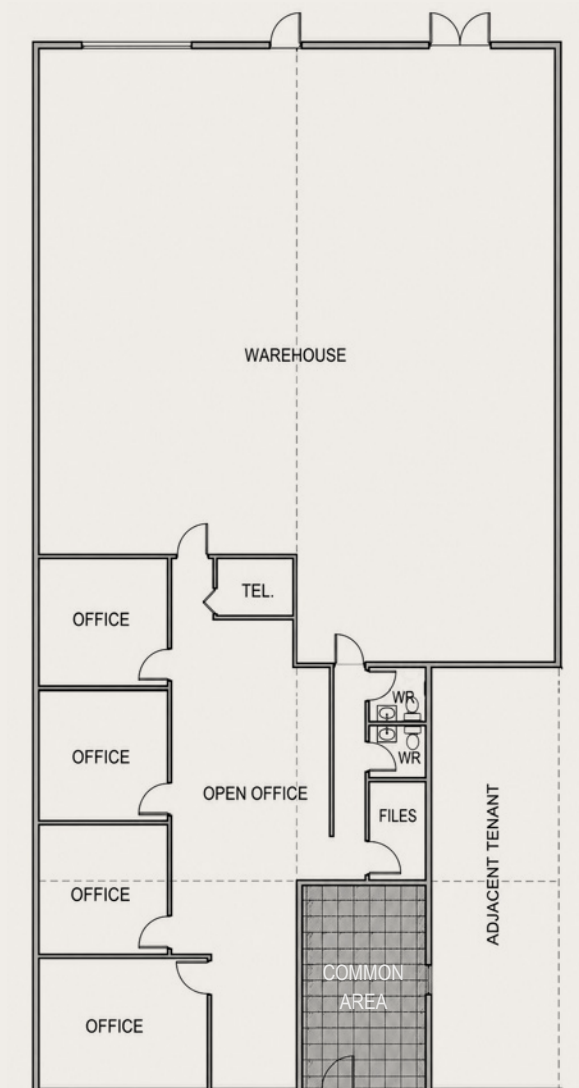
\$8.06 PSF per annum (2026 est.)

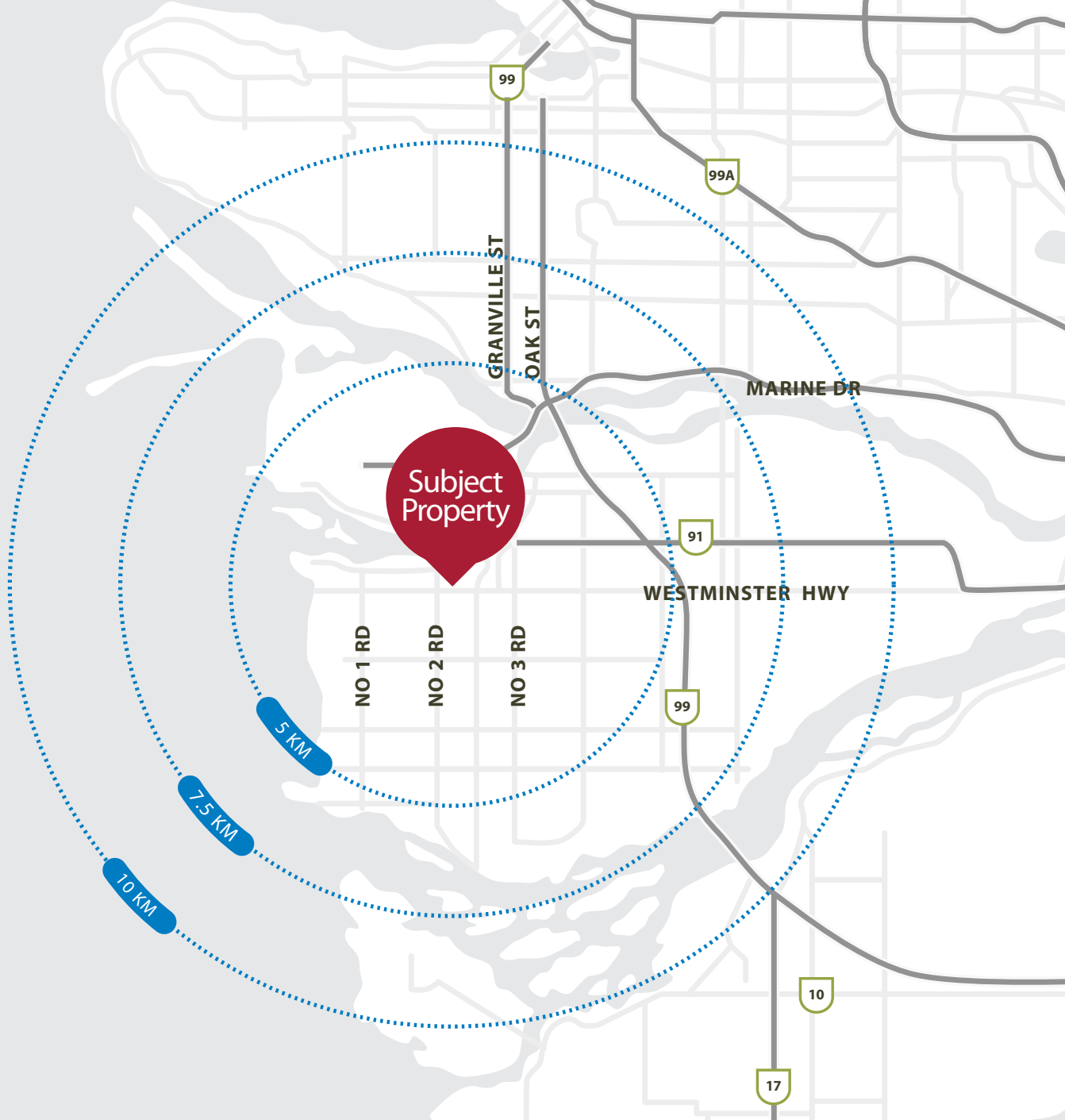
### AVAILABILITY

2 months notice

## 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.





# Travel Times

Highway 99

**3min**

Burnaby

**20min**

Highway 91

**5min**

Downtown Vancouver

**20min**

Downtown Richmond

**5min**

Surrey

**30min**

YVR

**10min**

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