

NAICommercial

4,334 SF

Island Carpet & Flooring

ICF ISLAND
Unit 1140 - 21331 Gordon Way

OPEN

1140

#1140 - 21331 Gordon Way | Richmond, BC

FOR SUBLEASE | Warehouse & Office Space

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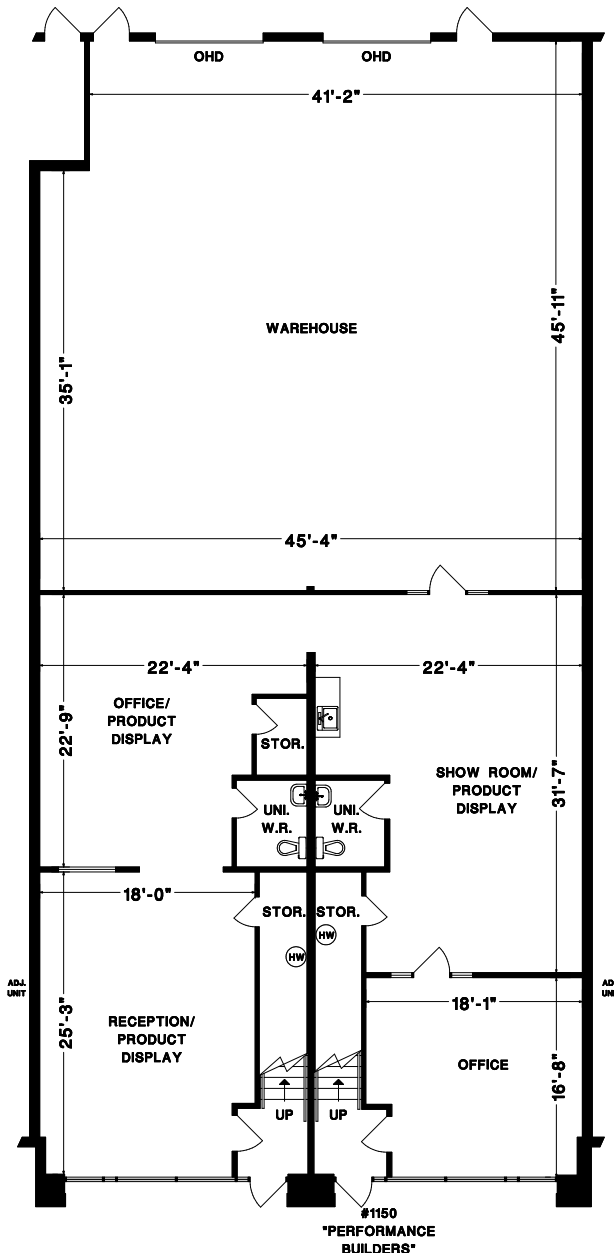
#1140 - 21331 Gordon Way

Richmond, BC

Location

#1140 – 21331 Gordon Way is located in a well-established industrial hub with convenient access to major routes, including Highway 99, Knight Street, and the Oak Street Bridge. Its central position provides quick connectivity to Richmond, Vancouver, and the broader Lower Mainland, making it ideal for a range of industrial and service uses.

Floor Plan



Property Details

Legal Description

Strata Lot 6, Section 10, Block 4 North, Range 4 West, New Westminster District, Strata Plan LMS2582, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 PID: 023-575-531

Unit Size (approx.)

4,334 SF (Warehouse: 3,359 SF / Office: 975 SF)

Sublease Expiry

May 29th, 2028

Year Built

1996

Ceiling Height

21' clear in warehouse (approx.)

Parking

6 reserved stalls

Loading

Two (2) rear grade doors

Zoning

IB1 (Industrial Business Park)

Power

200A 3-Phase

Basic Rent

Please contact the listing agent

Additional Rent

\$7.61 / SF (2025 estimate)

Includes the proportionate share of property taxes, property insurance, and strata fees. All other costs to operate within the Premises are the responsibility of the Subtenant





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