

Richmond
Industrial
Centre

Think Big.

Think Richmond Industrial Centre

8080
ZYLMANS WAY
FEATURES AND SPECIFICATIONS

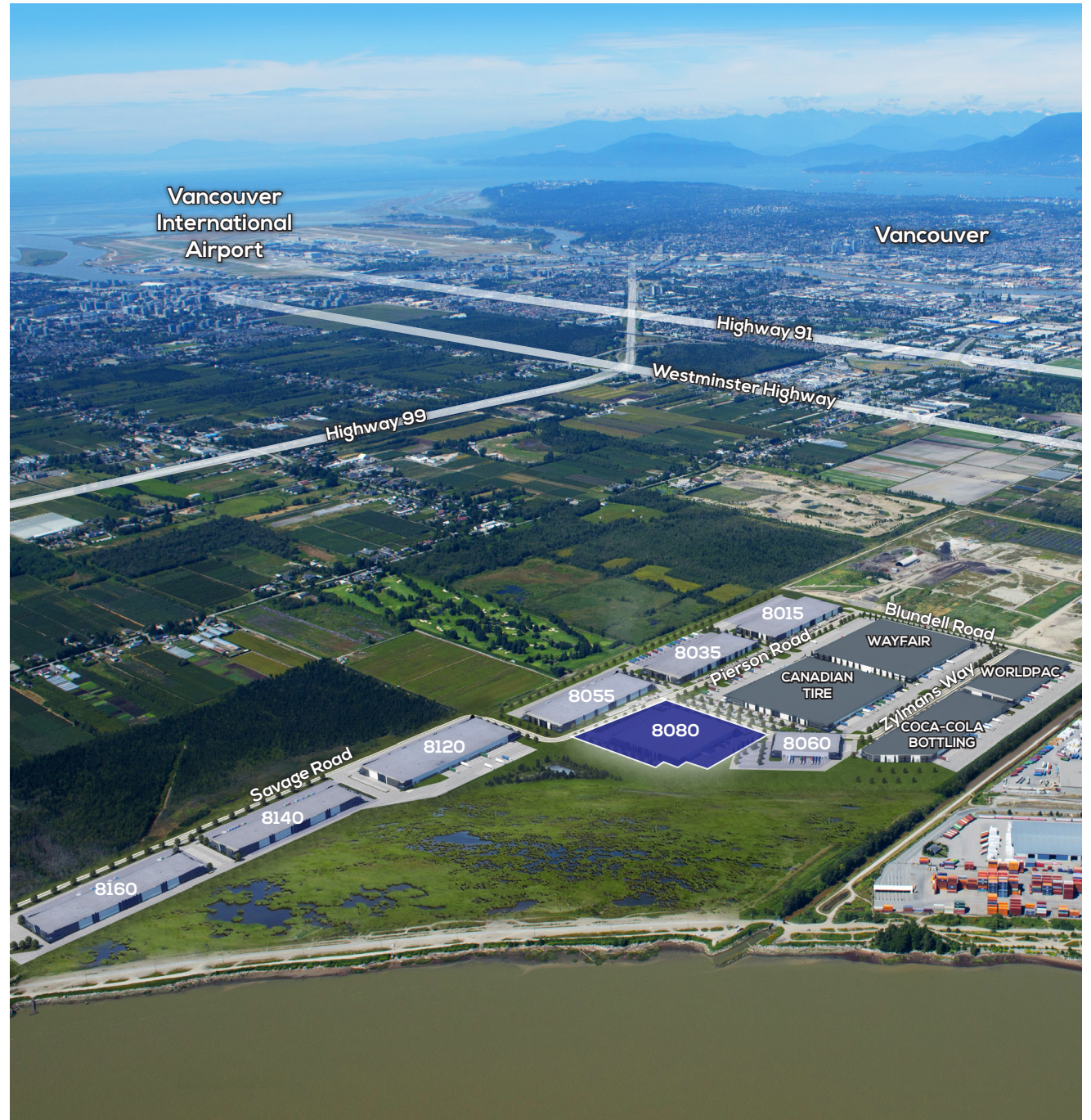
8080 ZYLMA'S WAY

Market-leading design
focused on efficiency.

For Lease - 187,020 SF

Phase 5 of Richmond Industrial Centre
is now leasing.

This 187,020 square foot building is now
available for lease, with construction
starting Q2 2024.



RICIndustrial.com

Leased Current Phase, Now Leasing Future Phases

8080 ZYLMANS WAY SPECIFICATIONS

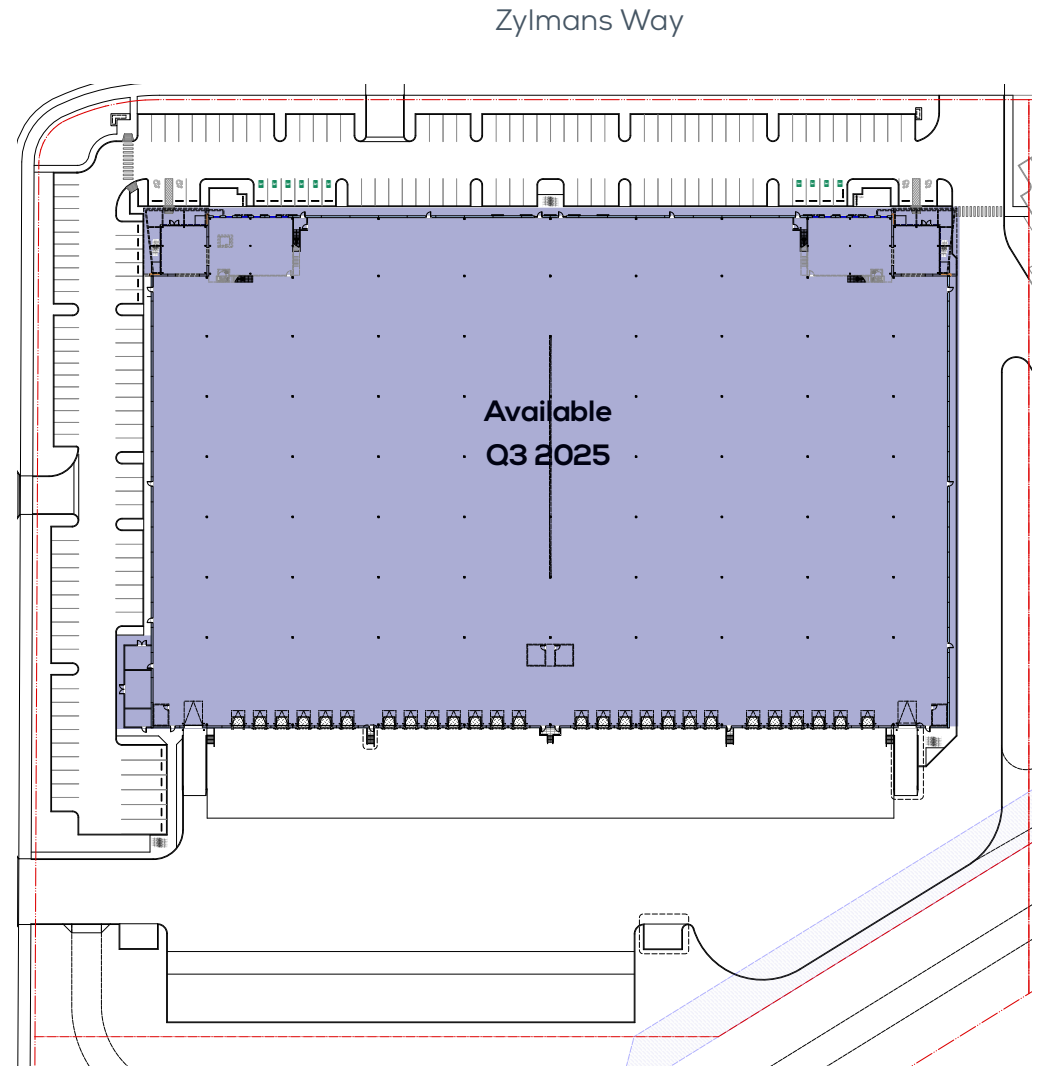
- 40' clear warehouse ceiling height
- 26 8.5' x 10' manual dock doors equipped with 40,000 lb hydraulic levelers, seals and bumpers
- 57' x 40' standard column grid
- 60' staging bay
- 60' reinforced concrete loading apron
- Two 16' x 16' electrically operated drive-in loading doors
- Warehouse floor designed for 750 lbs per square foot live load
- 195' loading court with 25 dedicated trailer drops
- LED lighting with motion sensors
- ESFR sprinkler system
- 1,600 AMP, 347/600V, 3-phase electrical service
- High volume destratification fans
- Offices built-to-suit
- Designed to the latest ASHRAE standards including insulated concrete tilt-up wall panels
- Electrical rough-in for EV charging points

Basic Rent

Please contact listing agents

Additional Rent

Budgeted at \$4.95 per square foot



*Plan and specs subject to change



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