

FOR SUBLEASE/LEASE

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# 5375 Parkwood Place

Richmond, BC



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# 5375 Parkwood Place

## LOCATION

Located just outside the Richmond Auto Mall, this prime location offers convenient access to Richmond, Vancouver, YVR, and the greater Metro Vancouver area.

## BUILDING

This 10,000–13,000 SF industrial space offers an open warehouse area of approximately 6,000–9,000 SF, complete with racking and three dock loading doors. Multiple parking stalls are allocated to the unit. The office area, approximately 4,000 SF, includes three private offices, open workstations, a lunchroom, and washrooms.





## SALIENT DETAILS

### ADDRESS

5375 Parkwood Place, Richmond, BC

### SIZE

- Ground Floor: 4,000 SF (Office/ Showroom)
- Warehouse: 6,000 - 9,000SF

### ZONING

IB1- Industrial Business Park – permitting a wide range of general industrial uses

### LOADING

3 dock loading bays

### CEILING HEIGHTS

24 feet (clearance height)

### PARKING

15 parking spaces

### BASIC RENT

\$18.00 psf

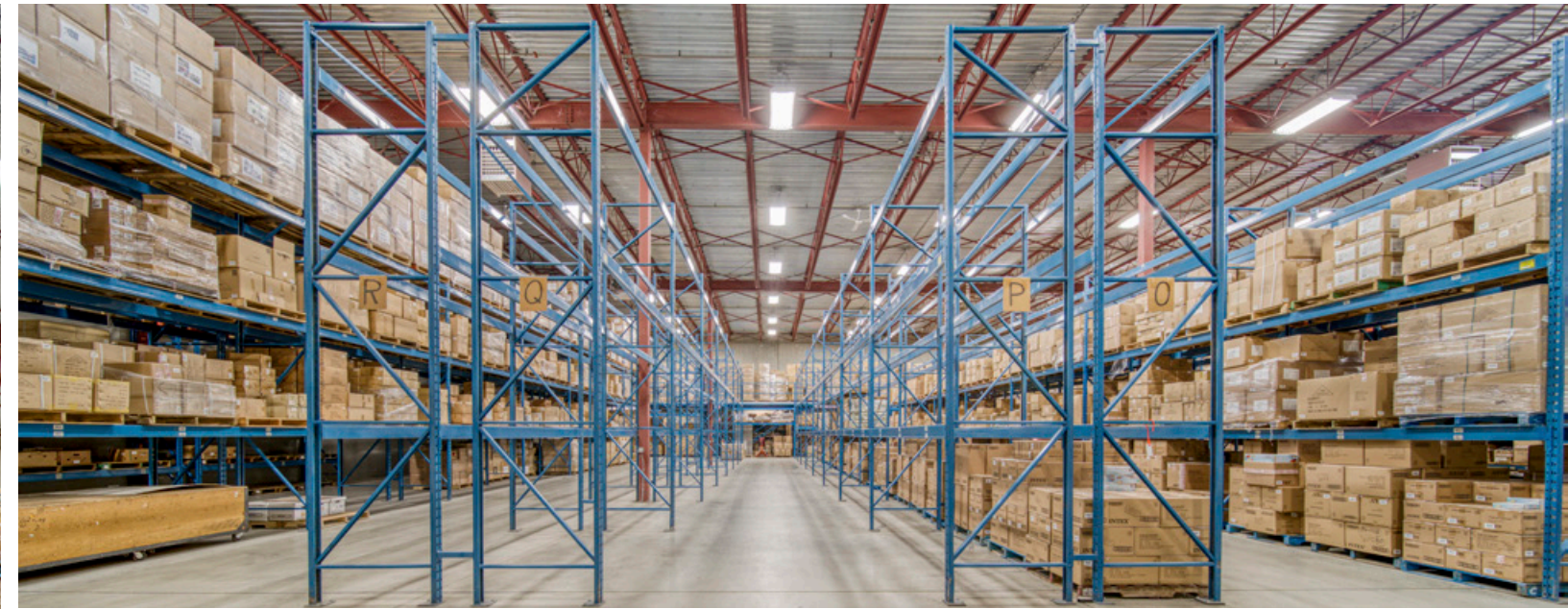
### ADDITIONAL RENT

Approx. \$6.50 psf, plus 5% management fee (estimate for 2025)

### AVAILABLE

Immediately







# Travel Times

LEGEND

- Canada Line
- 🚆 SkyTrain Station

Lansdown Station	Highway 99	Highway 91
<b>12min</b>	<b>5min</b>	<b>10min</b>
YVR Airport	Downtown Vancouver	Richmond
<b>17min</b>	<b>35min</b>	<b>12min</b>

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