



3,005 SF  
WAREHOUSE  
WITH GRADE  
LOADING  
AND RENOVATED  
OFFICE SPACE



2133-21320 Westminster  
Hwy,  
Richmond BC



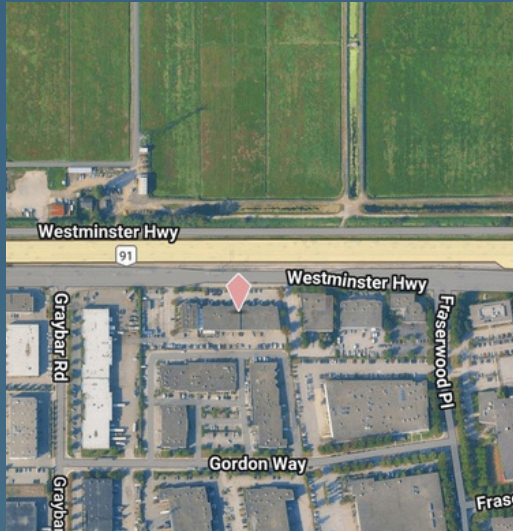
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**FOR  
LEASE**

East Richmond  
Industrial

# LOCATION



**1 MINS TO HWY 91**

**15 MINS TO YVR**

**12 MINS TO US BORDER**

**WAREHOUSE: 1069SF**

**SHOWROOM: 949SF**

**OFFICE: 987**

**PARKING: 5**

**ASKING: \$20/SF (NNN)**

**CAM(2025): \$4.93/SF**

**TAX(2025): \$13,861.61**



**BO GAI PREC\***

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## OPPORTUNITY

3,005 sq ft industrial warehouse in the highly sought-after Westminister Highway Business Park. This flexible space features 20' high ceilings, grade-level loading, and an efficient open floor plan—ideal for warehousing, light manufacturing, or distribution uses.

