

FOR SUBLEASE



FREESTANDING
DISTRIBUTION
FACILITY



GATEWAY
PACIFIC

**13248
WORSTER COURT**

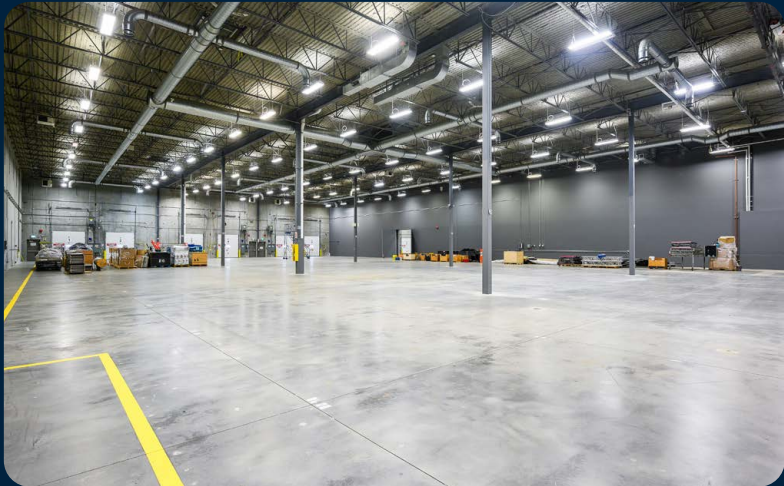
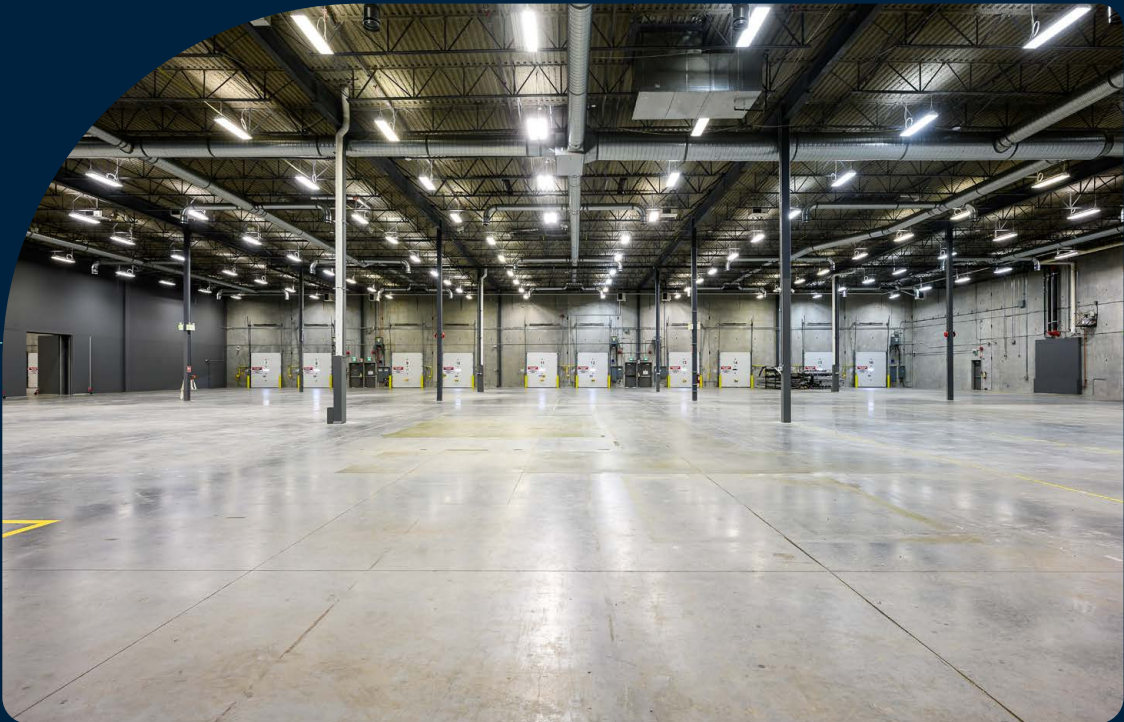
RICHMOND, BC



64,383 sq. ft.
freestanding facility
with 16 dock doors

BUILDING SPECIFICATIONS


- 26' clear warehouse ceiling height
- 16 dock height loading doors (9' x 10') with electrically operated dock levellers (6' x 8') with 35,000 lb. capacity
- Fully air-conditioned warehouse area with fresh air circulation system
- Approximately 5,194 sq. ft. of office on two levels
- ESFR sprinkler system
- Energy efficient T5 lighting
- 40' x 39' column spacing
- 500 lbs per square foot live floor load
- 200 amp per bay (8 bays total), 347/600 Volt
- 3-phase electrical service
- Approximately 64 parking stalls, free of charge
- Concrete tilt-up construction



BUILDING HIGHLIGHTS

- Freestanding distribution facility
- Ideal container maneuvering
- North Richmond location providing easy access to Highway 91 and Knight Street interchange and YVR airport
- Energy efficient building targeting LEED certification allows a 'green' facility with reduced operating costs
- Building design offers strong corporate image


SUMMARY OPPORTUNITY


 **64,383 SQ. FT.**
Including approximately 5,194 sq. ft. of offices

 **TERM**
Sublease to April, 2030

 **BASIC RENT**
\$16.95 per square foot

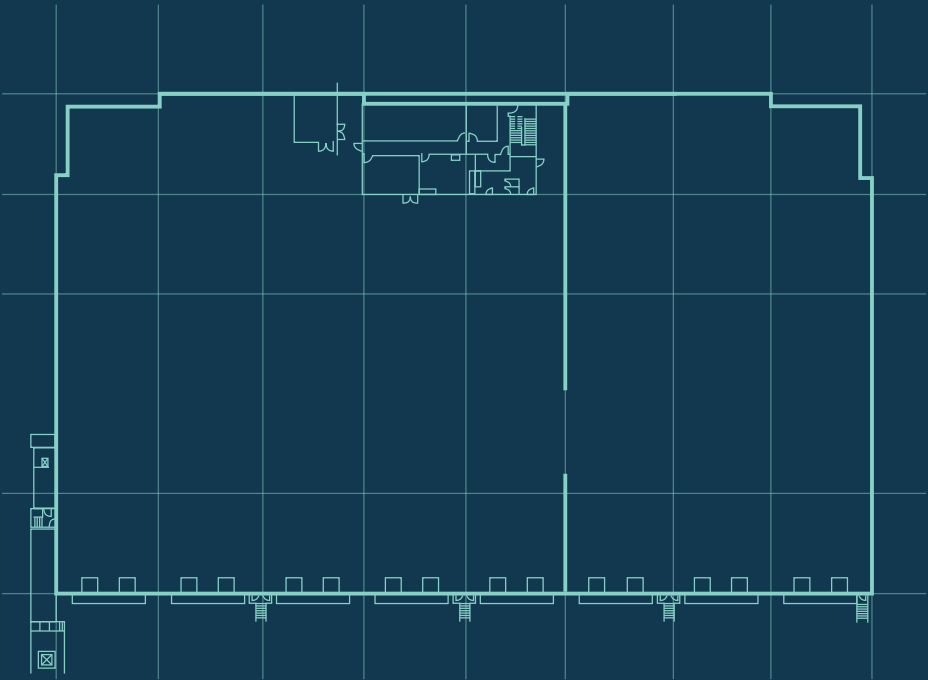
 **AVAILABLE**
Immediately

 **ZONING**
IB1 (Industrial Business Park)
Allowing a wide range of industrial and office uses.

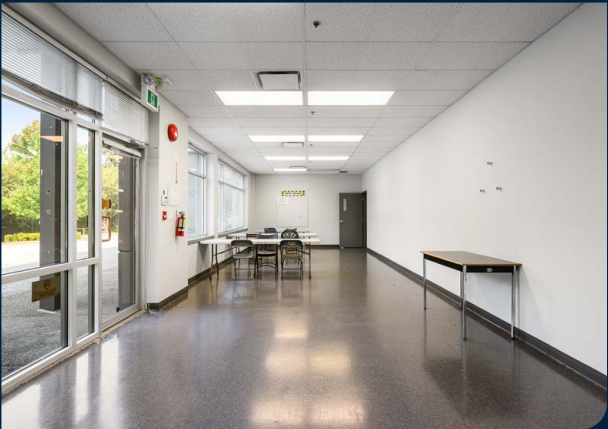
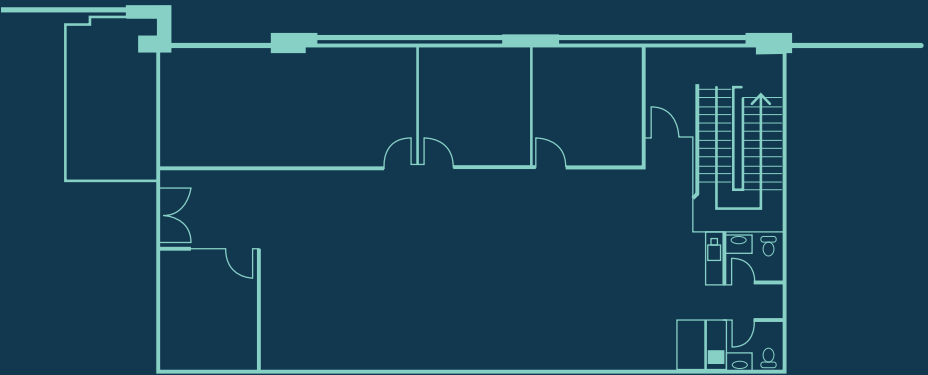
 **OPERATING COSTS**
\$6.94 per square foot (2025)

FLOORPLANS

FIRST FLOOR



SECOND FLOOR



13 MIN
YVR Vancouver International
Airport / UPS Air Freight



22 MIN
Deltaport container
terminal



25 MIN
Canada / US border



IMMEDIATE
Access to Highways
91 and 99



366,333
Labour force



30 MIN
Downtown Vancouver





GATEWAY PACIFIC

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