

**2105-21000
WESTMINSTER HWY,
RICHMOND**

**OPPORTUNITY TO LEASE A
3,429 SF GRADE LOADING
UNIT WITH ZI1 ZONING**



theindustrialspecialists.com

Luc Soares

PERSONAL REAL ESTATE CORPORATION
Sales Associate
Industrial Properties Group
778 372 1938
luc.soares@cbre.com

Joel Barnett

PERSONAL REAL ESTATE CORPORATION
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

Steve Brooke

PERSONAL REAL ESTATE CORPORATION
Executive Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

Alex Mei 梅嘉俊

PERSONAL REAL ESTATE CORPORATION
Vice President
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

Unit size

1,300 SF (Office)
2,129 SF (Warehouse & showroom)
3,429 SF Total

Z11 Zoning

Industrial Limited Retail - Hamilton
Permits general industrial, office, vehicle
sale/rental uses

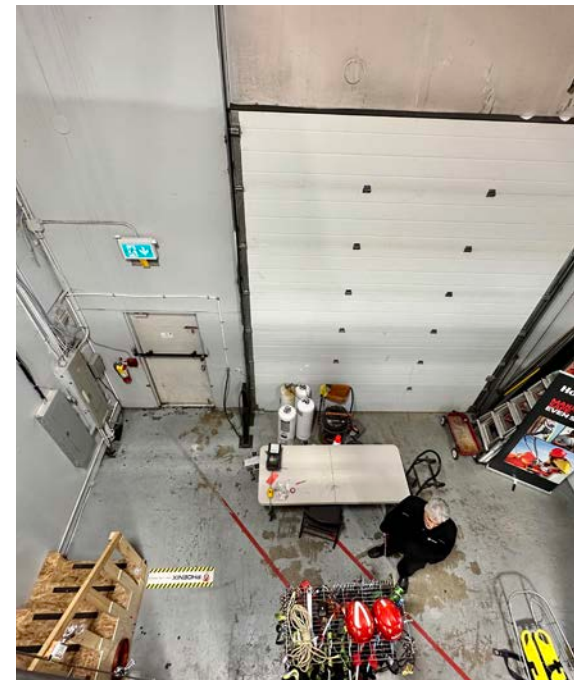
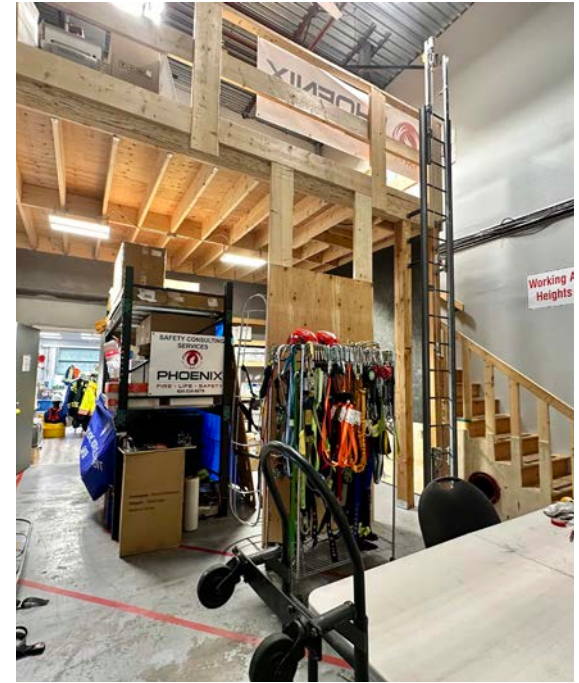
LOADING	1 grade door
CEILING HEIGHT	21'
PARKING	8 stalls
AVAILABILITY	August 1, 2026
BASIC RENT	\$19.00 PSF
ADDITIONAL RENT	\$6.13 PSF

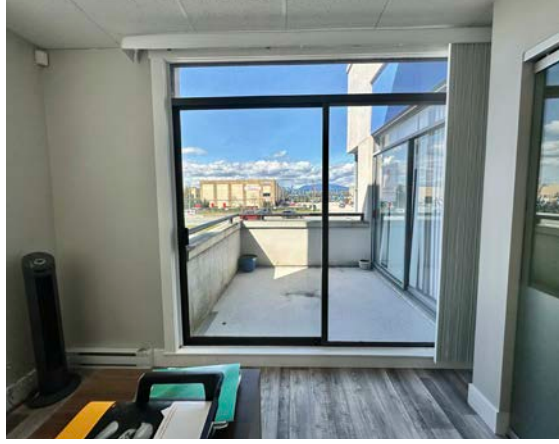
Building Features

- + Unique zoning for car dealership opportunity
- + Ample parking out front
- + Corner unit with Westminster Hwy exposure
- + Existing built out office space



WAREHOUSE & SHOWROOM





2105-21000 WESTMINSTER HWY Drive Times

2 mins

Highway 91

3 mins

Highway 99

15 mins

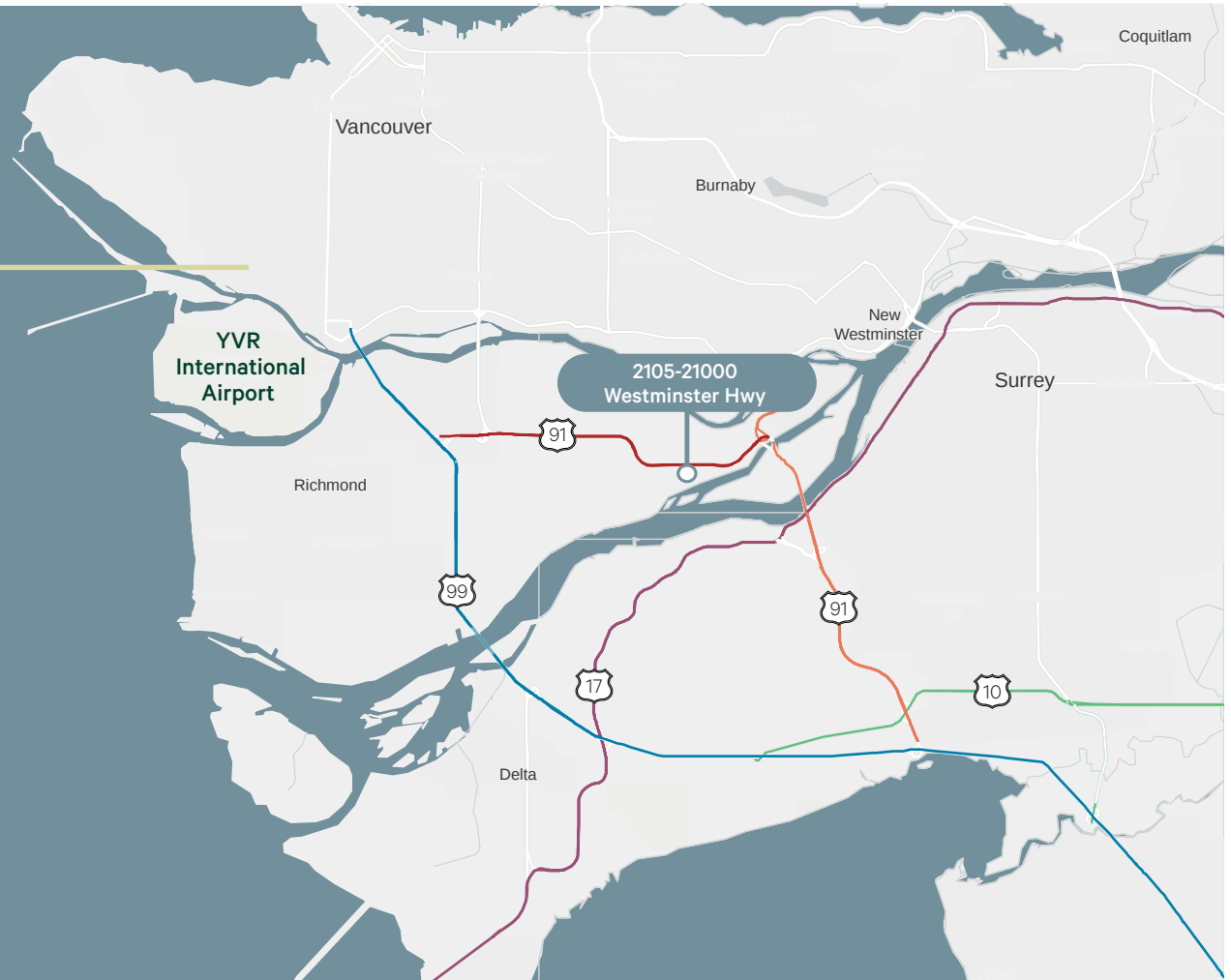
YVR Airport

15 mins

Richmond Centre

20 mins

Surrey



Connect with us for more information

Luc Soares

PERSONAL REAL ESTATE CORPORATION
Sales Associate
Industrial Properties Group
778 372 1938
luc.soares@cbre.com

Joel Barnett

PERSONAL REAL ESTATE CORPORATION
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

Steve Brooke

PERSONAL REAL ESTATE CORPORATION
Executive Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

Alex Mei 梅嘉俊

PERSONAL REAL ESTATE CORPORATION
Senior Sales Associate
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

CBRE

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

theindustrialspecialists.com

