

FOR LEASE

5375 PARKWOOD PLACE

RICHMOND, BRITISH COLUMBIA

38,002 SF on 1.51 acres with 6 Dock Doors

CBRE

THE
INDUSTRIAL
SPECIALISTS



Highway 91

Flexible terms on the second floor office area!



Building Size - 38,002 SF

WAREHOUSE	25,615 SF
FIRST FLOOR OFFICE	6,193 SF
SECOND FLOOR OFFICE	6,193 SF
TOTAL AREA	38,002 SF*

Flexible terms
on this area

**All areas are approximate and to be confirmed by the tenant*

Features

- High-clearance ceilings
- Racking included to maximize vertical storage and operational efficiency, ideal for logistics, manufacturing, or distribution
- Well-illuminated warehouse space
- Fully built-out office with turnkey setup and a complete kitchen area (option to include office furniture at no extra cost)
- High exposure to Highway 91 and adjacent to the Richmond Auto Mall
- Surface parking at the front of the building
- Flexible IB zoning allows for a range of general industrial uses, including storage, manufacturing, warehouse, etc.
- Unparalleled accessibility to major arterial routes: Knight Street Bridge and Highway 91/99

Property Details

ZONING	IB-1
LOADING DOORS	6 Dock
CEILING HEIGHT	24' clear
POWER	3-phase, 600 volts/400amps
SITE SIZE	1.51 acres
PARKING	37 stalls
AVAILABILITY	Contact listing agents
BASIC RENT	Year 1 incentive lease rate of \$16.95 PSF
ADDITIONAL RENT	\$6.29 PSF + 5% management fee

[Click here for more photos](#)

Racking can be included



Option to include office furniture at no extra cost

5375 Parkwood Place

RICHMOND, BRITISH COLUMBIA



Location

The Property is situated in the heart of Richmond's thriving Northwest Cambie industrial district. Minutes from Highway 91 and Highway 99, it offers seamless connectivity to Vancouver International Airport (YVR), the Port of Vancouver, and the U.S. border, making it an ideal location for logistics, distribution, and international trade operations.

Positioned near the Richmond Auto Mall, one of Canada's largest automotive retail hubs, attracting significant consumer and commercial traffic, and is surrounded by a dynamic mix of light industrial, warehousing, and commercial businesses, the area benefits from high visibility, traffic volumes, and robust infrastructure.

10 min	Richmond City Centre
15 min	YVR International Airport
30 min	GCT Delta Port
40 min	Vancouver City Centre

Connect with us for more information

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