

# For Lease

Office/Warehouse  
Space located in East Richmond

## Shelter Island Commerce Centre

21300 & 21320 GORDON WAY, RICHMOND BC

### Location

Shelter Island Commerce Centre is a gated 180,000 sq. ft. multi-tenant two building complex designed to satisfy office requirements from 1,200 sq. ft. and warehouse requirements from 4,400 sq. ft. This architectural masterpiece is the work of Sanford Designs, and features a concrete tilt-up facility combining an abundance of glazing parking and loading areas to meet the requirements of today's office and industrial users.

### Available Building Areas

#### **21300 Gordon Way**

Unit #183 – 4,809 sq.ft. warehouse w/ 2<sup>nd</sup> floor office, nicely improved

#### **21320 Gordon Way**

N/A

### Asking Lease Rate

Contact Listing Agent for details

### Building Features

- Build to Suit A/C Office/Showroom & Mezzanine areas
- Flexible bay / unit sizes
- Dock and grade level loading doors with levelers
- 26' clear ceiling heights in warehouse area
- Extensive exterior glazing and natural light
- Attractively landscaped entrance and parking ways
- 3-Phase electrical service in warehouse
- Access to fitness facilities and showers

### Operating Costs & Property Taxes

Estimated at \$4.28 per square foot for 2018 (Office)

Estimated at \$3.55 per square foot for 2018 (WH)

### Zoning

IB-1 Industrial allowing for a wide range of office and industrial uses, including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcomed under zoning.



For Further Information, Please Contact  
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