## **120 - 1991 SAVAGE ROAD, RICHMOND** 4,919 SF INDUSTRIAL UNIT WITH 2 PRIVATE OFFICES

# FOR **SUBLEASE**



SAM REPCHUK am@williamwright.ca

sam@williamwright.ca 604.546.5555 ZUBER JAMAL
PERSONAL REAL ESTATE CORPORATION
zuber@williamwright.ca
604.546.5555



### **Property Highlights**

#### **SIZE BREAKDOWN**

Main Floor: +/- 3,288 SQFT Mezzanine: +/- 1,631 SQFT Total: +/- 4,919 SQFT

#### **PARKING**

4 Stalls

#### **CEILING HEIGHT**

22'

#### **ZONING**

IL

#### **BASIC RENT**

\$22.00/SF

#### **ADDITIONAL RENT**

\$6.00/SF





4 Parking Stalls

22' Clear Ceiling





1 Dock and 1 Grade Level Door Two Private Offices



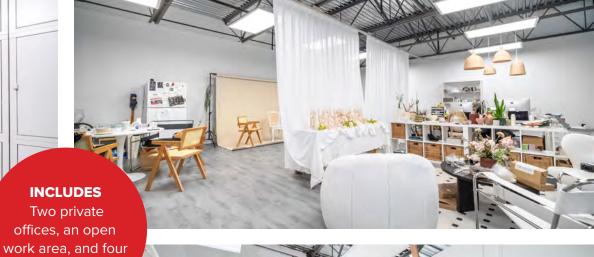
## **Industrial Opportunity in Richmond**

William Wright Commercial is delighted to offer the opportunity to sublet a 4,919-square-foot industrial unit located in the Bridgeport Industrial district of Richmond. This unit is equipped with a spacious showroom on the main floor, which is illuminated with an abundance of natural light. Additionally, the second-floor office features two private offices and an open work area, providing a conducive environment for work and productivity. The warehouse features both dock and grade-level loading with 22' clear ceilings. For further inquiries or to arrange a viewing, please contact the listing team.

















#### **LOCATION**

This property is ideal for businesses seeking a well-maintained facility in a prime location. Its strategic position in the Bridgeport industrial district offers convenient access to key transportation routes, such as the Knight Street Bridge, Highway 99 & Highway 91 making it an excellent choice for businesses that require easy access to major highways and transit hubs.

#### FOR MORE INFORMATION CONTACT

SAM REPCHUK

sam@williamwright.ca 604.546.5555 **ZUBER JAMAL** 

personal real estate corporation zuber@williamwright.ca 604.546.5555

E.8O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, consequential or direct, for the recipients reliance upon the information. Any recipients and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services. All rights reserved.