



Think Big.

Think Richmond Industrial Centre

UNIT 102
8040 ZYLMANS WAY
FEATURES AND SPECIFICATIONS

102 - 8040 ZYLMA'S WAY

Market-leading design
focused on efficiency.

For Lease - 48,820 SF

Phase 4 of Richmond Industrial Centre is now leasing.

This 275,000 square foot building is 82% preleased, with the balance ready for occupancy in Q4 of 2023.

102-8040 Zylmans Way will consist of 48,820 square feet featuring nine dock level doors, one drive-in loading door and a 185' deep loading court with ten trailer drops.

RICIndustrial.com



Leased

Current Phases, Now Leasing

Future Phases

102 - 8040 ZYLMANS WAY SPECIFICATIONS

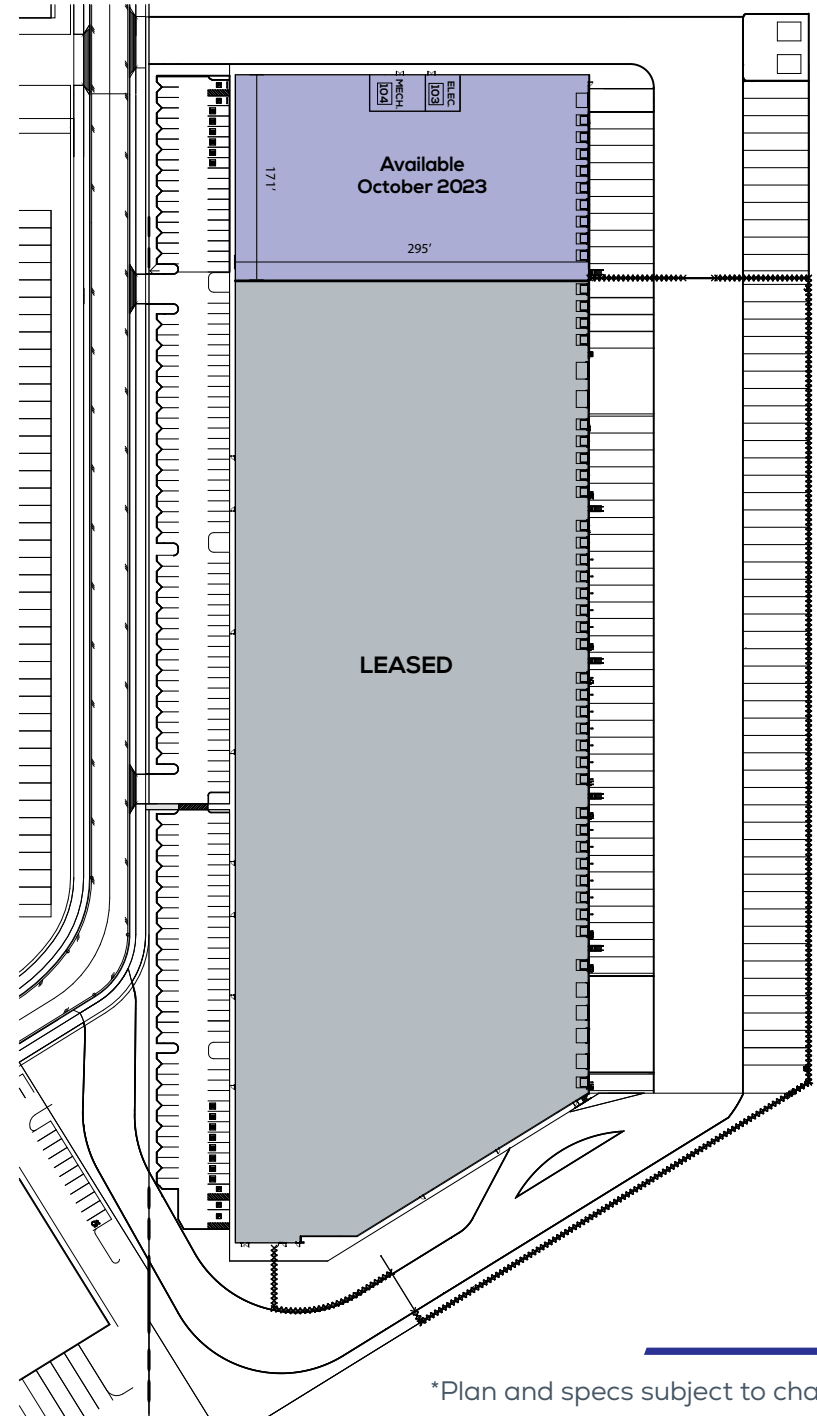
- 36' clear warehouse ceiling height
- 9 8.5' x 10' manual dock doors equipped with 40,000 lb hydraulic levelers, red/green signal lights, truck restraints, wall mounted dock lights, seals and bumpers
- 57.5' x 45.8' standard column grid
- 63.3' staging bay
- 50' reinforced concrete loading apron
- 16' x 16' electrically operated drive-in loading door
- Warehouse floor designed for 750 lbs per square foot live load
- 185' secured loading court with 10 dedicated trailer drops
- LED lighting with motion sensors
- ESFR sprinkler system
- 400 AMP, 347/600V, 3-phase electrical service
- High volume destratification fans
- Offices built-to-suit
- Designed to the latest ASHRAE standards
- Electrical rough-in for EV charging points

Basic Rent

Please contact listing agents

Additional Rent

Budgeted at \$4.25 per square foot for 2023



*Plan and specs subject to change



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www.ricindustrial.com

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