

Richmond  
Industrial  
Centre

# Think Big.

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## Think Richmond Industrial Centre

**8080**

**ZYLMANS WAY**

FEATURES AND SPECIFICATIONS



# 8080 ZYLMA'S WAY

Market-leading design  
focused on efficiency.

## For Lease - 187,020 SF

Phase 5 of Richmond Industrial Centre  
is now leasing.

This 187,020 square foot building is now  
available for lease, with construction  
starting Q2 2024.



[RICIndustrial.com](http://RICIndustrial.com)

Leased Current Phase, Now Leasing Future Phases

# 8080 ZYLMANS WAY SPECIFICATIONS

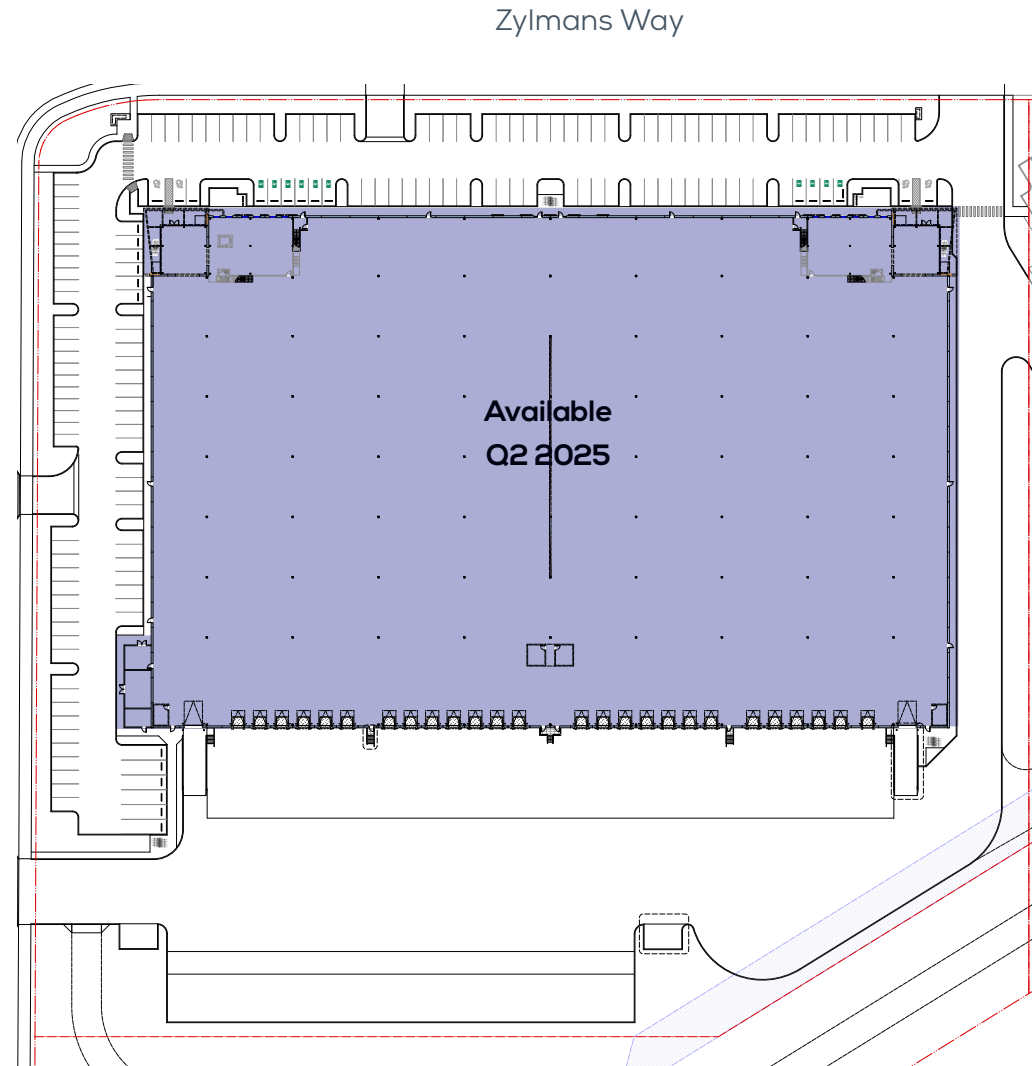
- 40' clear warehouse ceiling height
- 26 8.5' x 10' manual dock doors equipped with 40,000 lb hydraulic levelers, seals and bumpers
- 57' x 40' standard column grid
- 60' staging bay
- 60' reinforced concrete loading apron
- Two 16' x 16' electrically operated drive-in loading doors
- Warehouse floor designed for 750 lbs per square foot live load
- 195' loading court with 25 dedicated trailer drops
- LED lighting with motion sensors
- ESFR sprinkler system
- 1,600 AMP, 347/600V, 3-phase electrical service
- High volume destratification fans
- Offices built-to-suit
- Designed to the latest ASHRAE standards including insulated concrete tilt-up wall panels
- Electrical rough-in for EV charging points

## Basic Rent

Please contact listing agents

## Additional Rent

Budgeted at \$4.95 per square foot



\*Plan and specs subject to change



[www.ricindustrial.com](http://www.ricindustrial.com)

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