



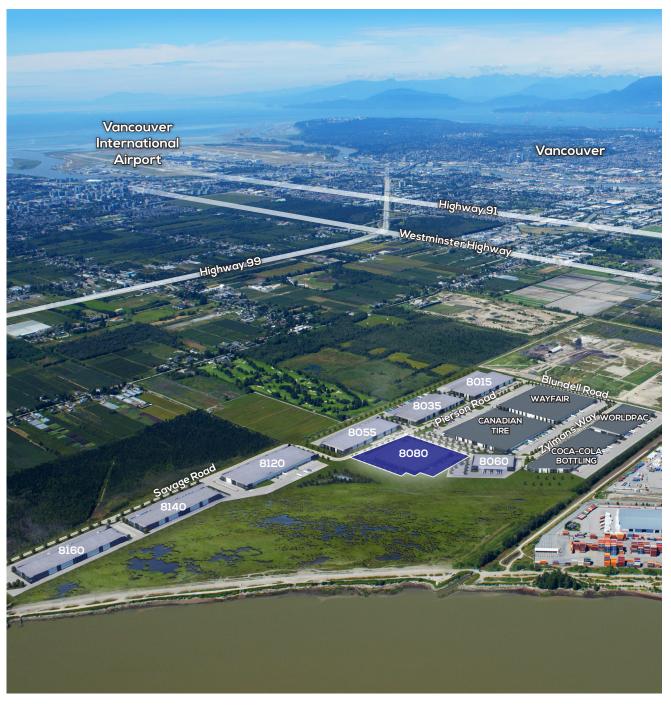
8080 ZYLMANS WAY

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

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

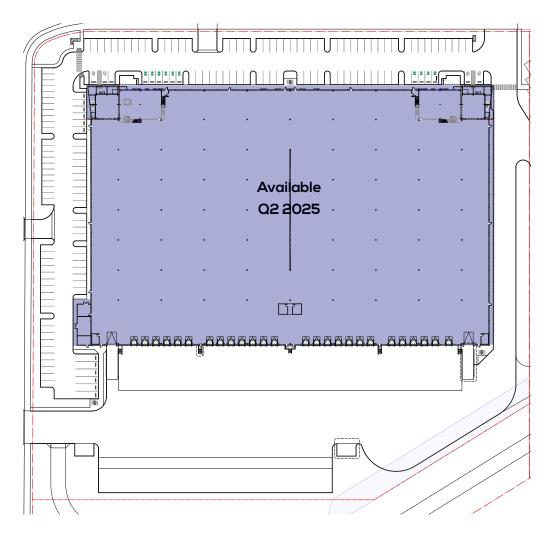
Basic Rent

Please contact listing agents

Additional Rent

Budgeted at \$4.95 per square foot

Zylmans Way





www.ricindustrial.com

Think Big.

Think Richmond Industrial Centre



COLLIERS

200 Granville Street, 19th Floor Vancouver, BC V6C 2R6 +1 604 681 4111 collierscanada.com

JOHN BOER

Personal Real Estate Corporation Executive Vice President | Vancouver Phone: +1 604 662 2659 Email: john.boer@colliers.com

STUART MORRISON

Personal Real Estate Corporation Executive Vice President | Vancouver Phone: +1 604 662 2676 Email: stuart.morrison@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s).

©2023. All rights reserved. PO# 11977