



FOR SUBLEASE

UP TO 115,408 SQ FT
RARELY AVAILABLE YVR AIRPORT FACILITY

4551 AGAR DRIVE RICHMOND, BC

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THE OPPORTUNITY

A unique opportunity to sublease a modern airport warehouse and office facility at Vancouver International Airport (YVR). YVR is Canada's second-busiest airport, handling 26.2 million passengers and a record 339,000 tonnes of cargo in 2024. With service to over 120 destinations by 51 airlines, it remains a key gateway between North America and Asia. YVR was named Best Airport in North America at the 2024 Skytrax Awards—its 14th win in 16 years—and ranked 13th globally in 2025.

Located at 4551 Agar Drive at YVR's South Terminal, this state-of-the-art airport facility is ideal for aircraft maintenance, manufacturing, airport operations, cargo or distribution. The property has airside access to helipads and the potential for future taxiway and apron areas for fixed-wing aircraft. The current zoning allows for aviation and airport related uses.

The facility is the only modern warehouse building available on airport land, has recently updated offices and employee areas, abundant parking and is ready for occupancy April 1, 2026.



COMPETITIVE AIRPORT RENTS & LOW OPERATING COSTS



LONG-TERM LEASE AVAILABLE



IDEAL FOR GLOBAL LOGISTICS & AIRCRAFT MAINTENANCE COMPANIES



THE PROPERTY DETAILS

- Several production rooms, including paint, degreasing, plating, cleaning and solvent wash
- Digital Lumens high-bay intelligent LED lighting system throughout warehouse
- Epoxy treated warehouse floor
- Several cranes may be available or can be removed
- On site cafeteria and internet lounge
- Shop floor offices throughout
- Potential access to a helipad, additional helipads available for lease from YVRAA
- Potential to construct airside apron and taxiway for fixed wing aircraft
- Potential for expansion of building on adjacent property

THE BASICS

TOTAL BUILDING SIZE
157,708 SF

AVAILABLE OFFICE SIZE
approx. 12,000 SF

AVAILABLE WAREHOUSE SIZE
approx. 103,408 SF

AVAILABLE April 1, 2026

TERM EXPIRY
30 November 2030

ZONING
AIR – Airport Related Uses

CEILING HEIGHT
25'

GRADE LOADING DOORS
4 plus

PARKING
Approximately 200

ASKING RENT
(includes land rent)
\$15.00 per square foot

ABSOLUTE NET LEASE
All taxes, fees, utilities payable

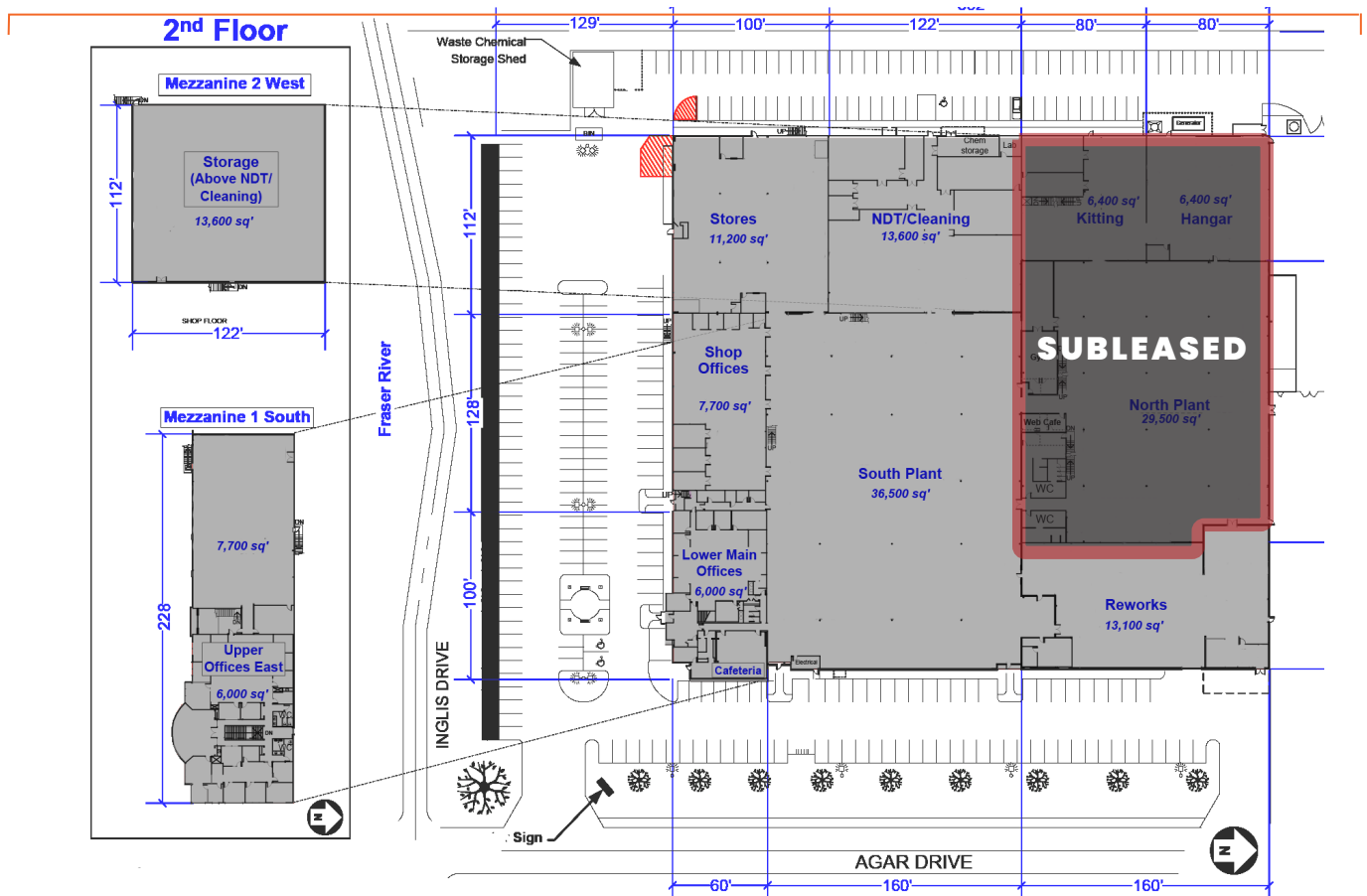
PROPERTY TAXES
\$2.23 per sq ft (2025)

THE LOCATION





FLOOR PLAN



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