



For Lease

Jacombs Business Centre

Unit 360 - 3771 Jacombs Road, Richmond, British Columbia

Address	3771 Jacombs Road
Unit Size	2,904 SF Available: January 1st, 2023
Basic Lease Rate	\$22.95 PSF
Additional Rent	\$5.00 PSF
Zoning	IB1 (Industrial Business Park)

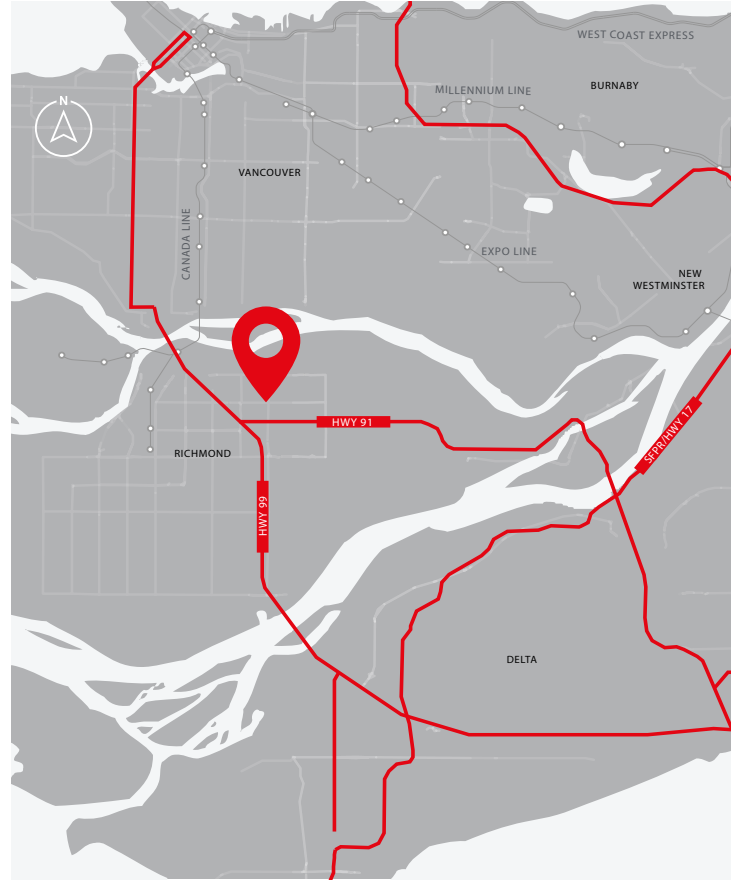
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Building

Two industrial/office units with dock loading in Jacombs Business Centre, a modern flex industrial-office facility constructed of tilt-up concrete and steel-engineered structure.

Location Highlights

Jacombs Business Centre is centrally located within the heart of Richmond's Crestwood area, and provides companies with immediate access to public transit and major transportation routes such as Knight Street, Highway 91, Highway 99 and Oak Street. The subject property is located across the street from IKEA, providing exposure to many passersby.

Building Features

- * Concrete Tilt Up Construction
- * Finished Offices
- * Gas Fired Unit Heaters
- * HVAC
- * Sprinklered
- * One (1) Dock Loading per unit
- * Warehouse Ceiling Height: 22'

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