

# For lease







#100 - 2060 Viceroy Place  
Richmond, BC

25,303 SF of Office/Warehouse  
Space with 5 Dock Loading Doors

# Opportunity

Unique opportunity to lease a warehouse/distribution building in the highly sought-after North Richmond Industrial Park, where warehouse spaces of this size are rarely available. This well-appointed building boasts five dock loading doors, providing convenient access for efficient operations. In addition, the property includes an expansive yard parking area, catering to the diverse needs of tenants. The site offers secured gate access for enhanced security measures and offers exceptional corner exposure and accessibility.

## Property Details

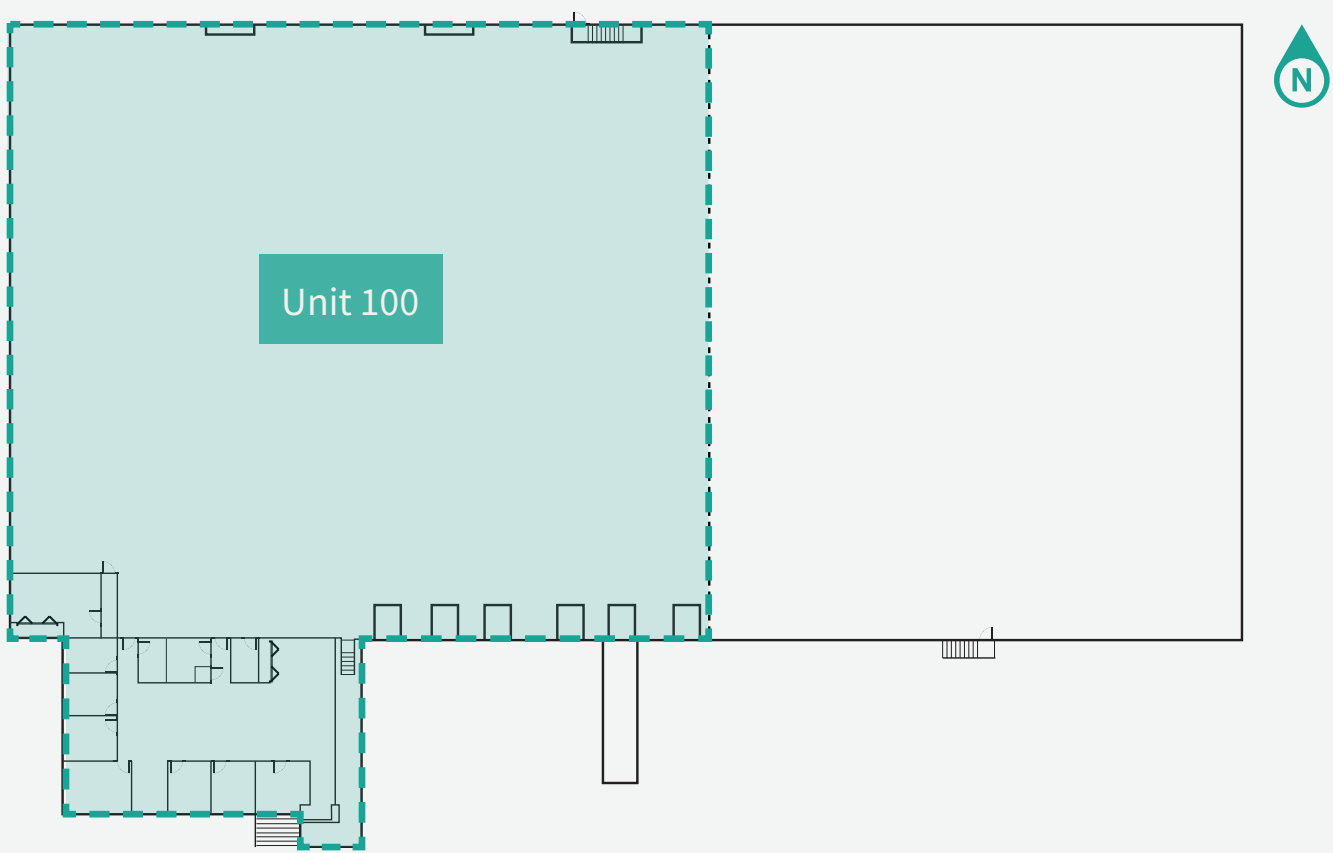
	<b>AVAILABLE AREA</b> Mezzanine Office 725 sf Ground Floor Office 3,154 sf Warehouse 22,103 sf Total 25,303 sf		<b>IMPROVEMENTS</b> Improved office and showroom space with excellent natural light
	<b>AVAILABLE</b> Immediately		<b>LEASE RATE</b> \$21.00 psf (net)
	<b>ZONING</b> IL - Light Industrial		<b>ADDITIONAL RENT (2023)</b> \$5.50 psf Not including management fee of 5% of basic rent

## Building Features

- ✓ 22' clear ceiling height
- ✓ Five (5) dock level loading doors with electric hydraulic levelers
- ✓ Three (3) phase power
- ✓ Fully air-conditioned office areas
- ✓ Gas-forced warehouse heaters
- ✓ Small yard area for trailer parking
- ✓ Concrete tilt-up construction
- ✓ Fully sprinklered



# Site Plan

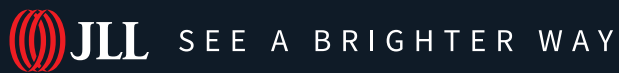


# Location

The subject property is located in North Richmond on the east side of No. 6 Road just off of Burrows Road. This location provides companies with quick and easy access to major transportation routes such as Knight Street, Highway 91, Highway 99 and Oak Street.







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**Bruno Fiorvento\***  
Executive Vice President  
+1 604 551 1863  
bruno.fiorvento@jll.com



**Mark Callaghan**  
Associate Vice President  
+1 604 803 5620  
mark.callaghan@jll.com

jll.ca

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