

# For lease

#150 - 2051 Viceroy Place  
Richmond, BC

38,653 SF of Office/Warehouse Space  
with 5 Dock and 2 Grade 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 (5) dock and two (2) grade loading doors, providing convenient access for efficient operations. The site offers secured gate access for enhanced security measures and offers exceptional corner exposure and accessibility.

Property Details




AVAILABLE AREA

Main Floor Warehouse	34,000 sf
Main Floor Office	2,240 sf
Second Floor	2,413 sf
Total	38,653 sf




IMPROVEMENTS

Improved office and showroom space with excellent natural light




AVAILABLE

Immediately




LEASE RATE

\$21.00 psf (net)



ZONING

IL - Light Industrial



ADDITIONAL RENT (2024)

\$6.00 psf

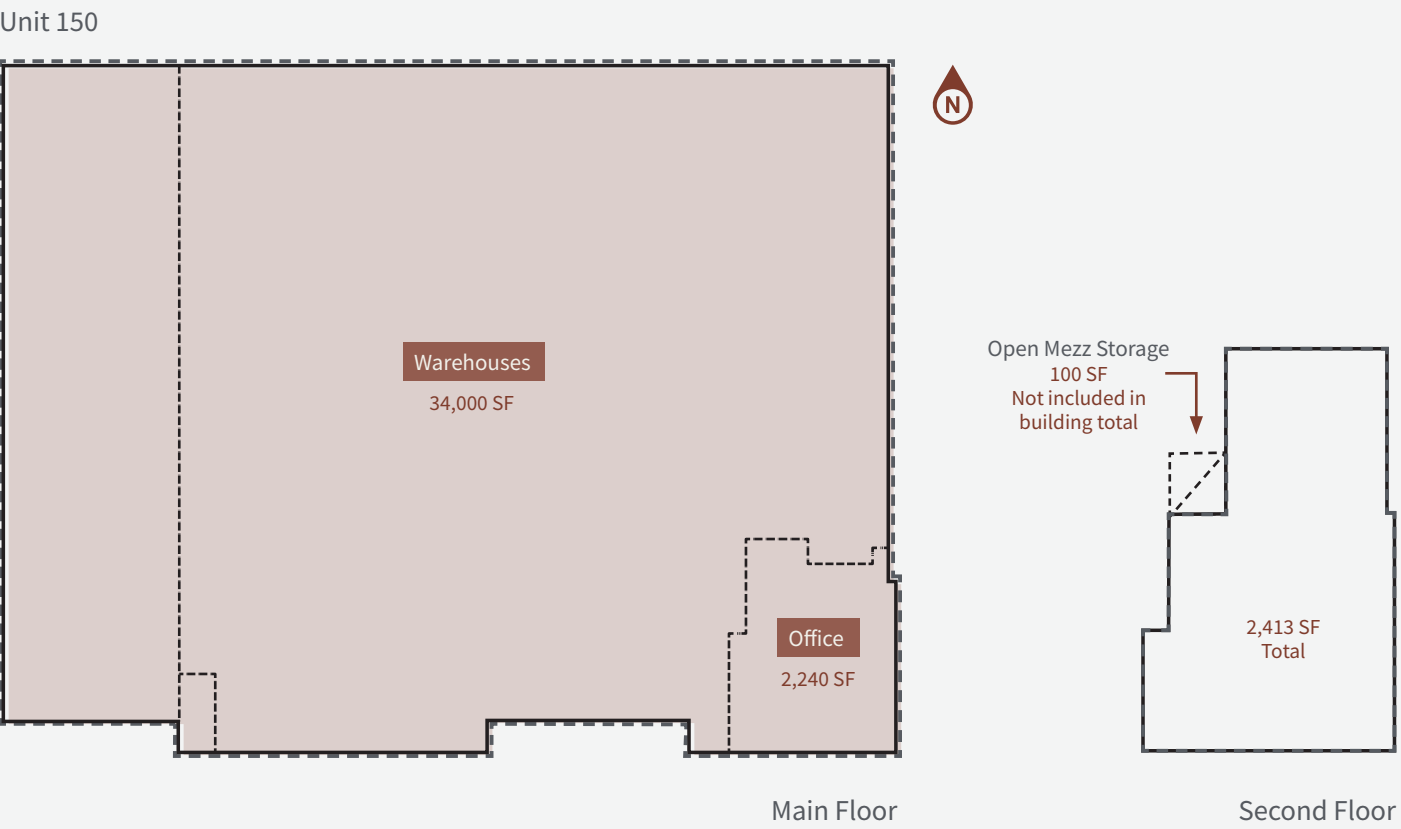
Not including management fee of 5% of basic rent

Building Features

- ✓ 24’ clear ceiling height
- ✓ Five (5) dock level loading doors
- ✓ Two (2) grade doors
- ✓ Fully air-conditioned office areas
- ✓ Gas-fired warehouse heaters
- ✓ Fenced and secured loading area
- ✓ Concrete tilt-up construction
- ✓ Fully sprinklered
- ✓ 3-phase power



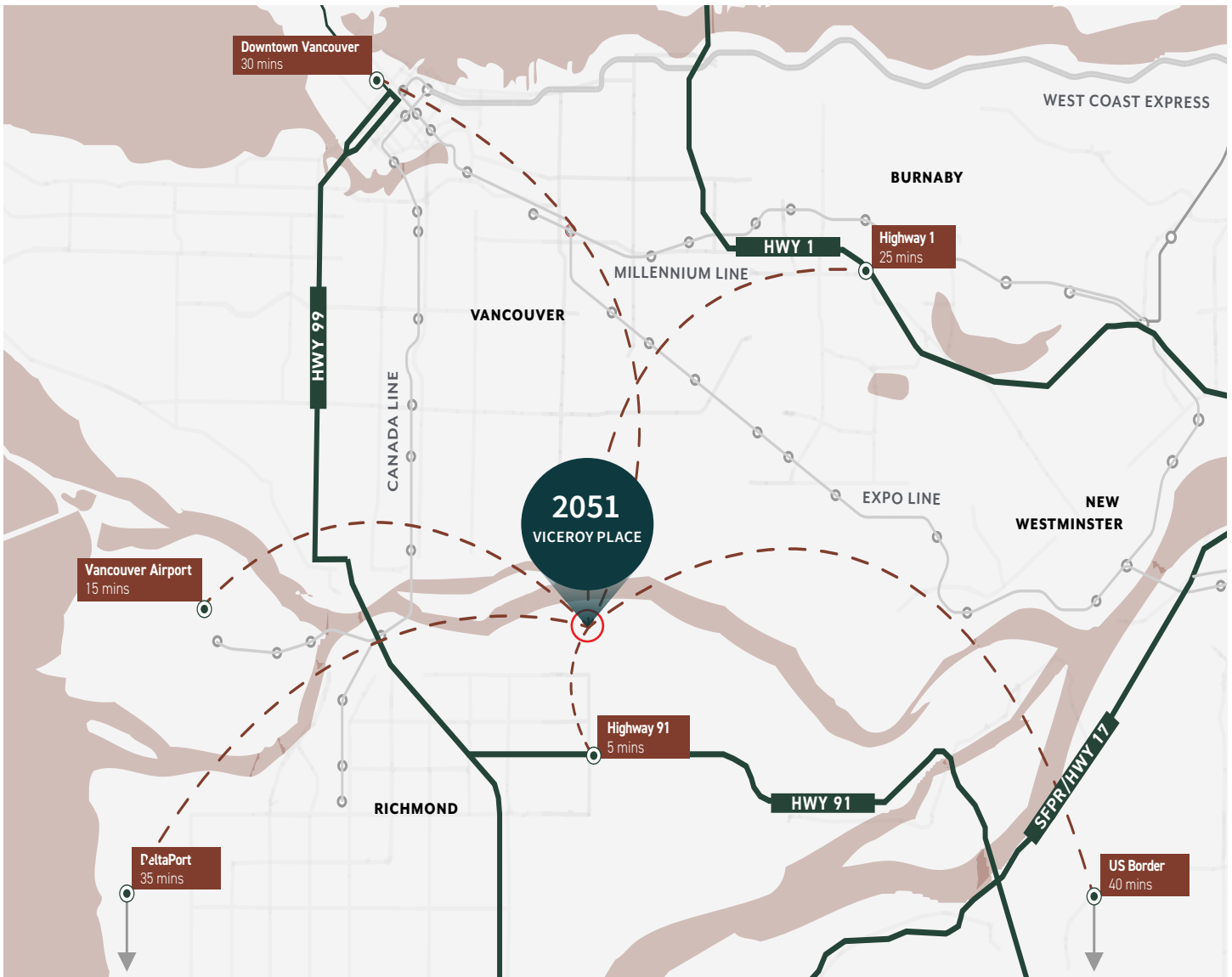
Site Plan



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.





# For lease

#150 - 2051 Viceroy Place  
Richmond, BC



**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

Copyright© Jones Lang LaSalle IP, Inc. 2024

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., license # 5674-7835-01. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. \*Personal Real Estate Corporation