



 **JLL** SEE A BRIGHTER WAY

For lease

#100 - 2051 Viceroy Place
Richmond, BC

14,872 SF of Office/Warehouse Space
with 2 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 has two (2) dock 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

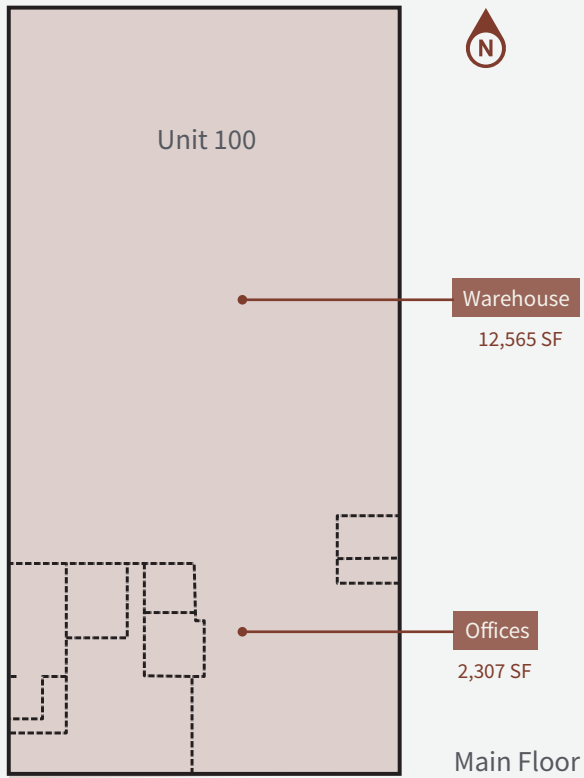
	AVAILABLE AREA Warehouse Offices Total	12,565 sf 2,307 sf 14,872 sf		IMPROVEMENTS Improved office with excellent natural light
	AVAILABLE June 1, 2025			LEASE RATE \$18.95 psf (net)
	ZONING IL - Light Industrial			ADDITIONAL RENT (2024) \$6.00 psf Not including management fee of 5% of basic rent

Building Features

- ✓ 24' clear ceiling height
- ✓ Two (2) dock level loading doors
- ✓ Gas-fired warehouse heaters
- ✓ Fenced and secured loading area
- ✓ Concrete tilt-up construction
- ✓ Fully sprinklered
- ✓ 3-phase power



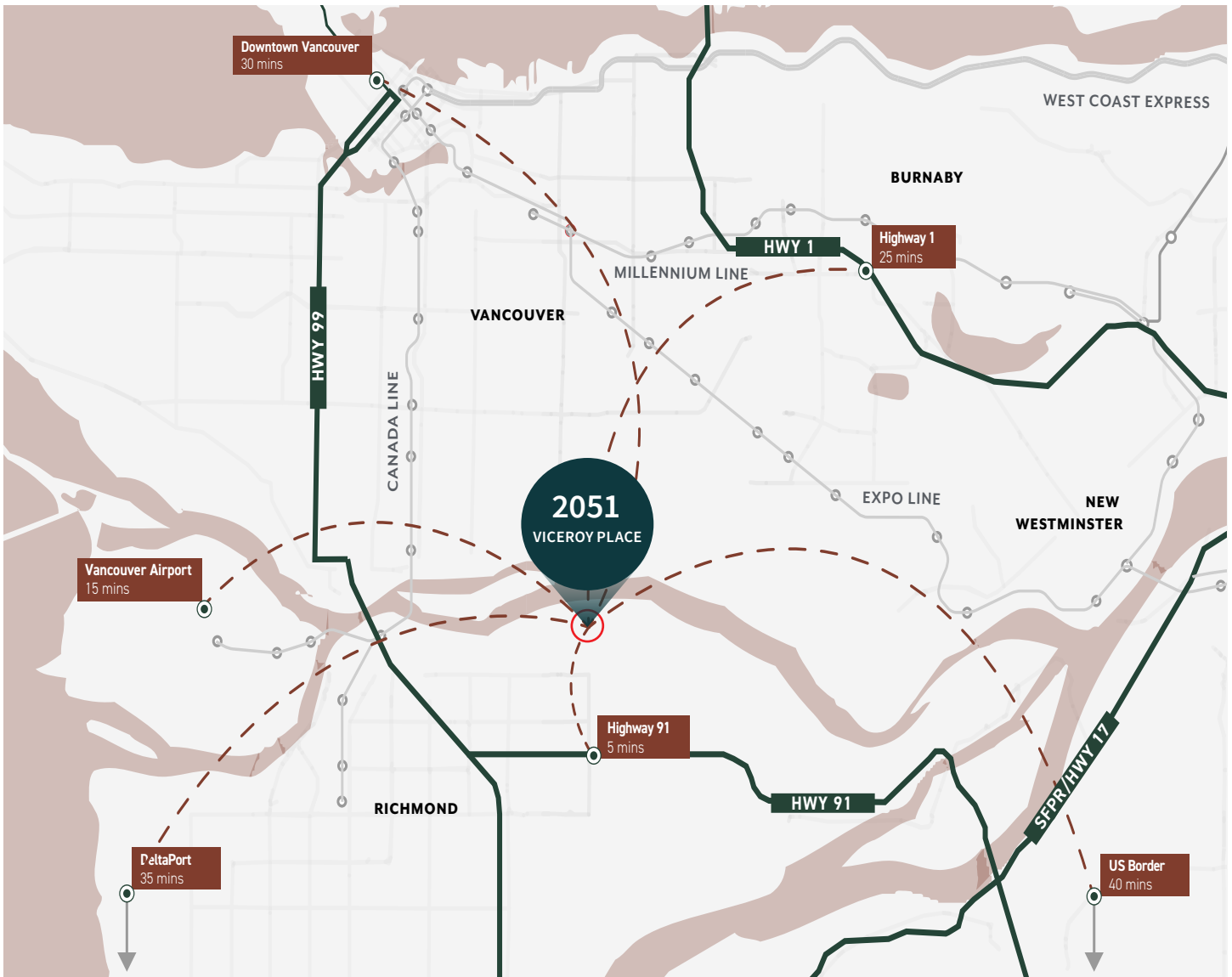
Site Plan



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.





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