

For lease

#150 - 2060 Viceroy Place
Richmond, BC

17,112 SF of Office/Warehouse
Space with 4 Dock Loading Doors

Opportunity

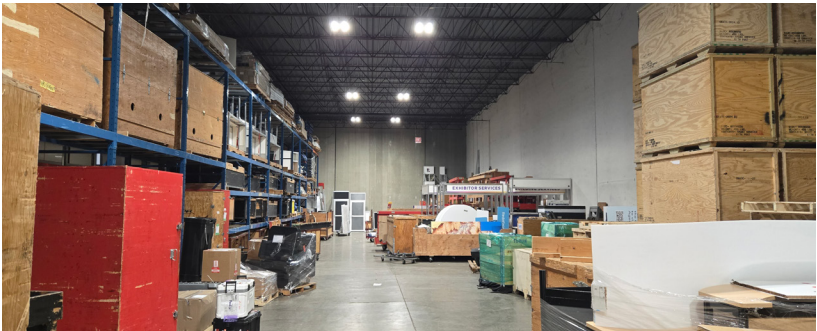
Unique opportunity to lease a warehouse/distribution building in the highly sought-after North Richmond Industrial Park, where warehouse spaces of this size are rarely available. This well-appointed building boasts four dock loading doors, providing convenient access for efficient operations. In addition, 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

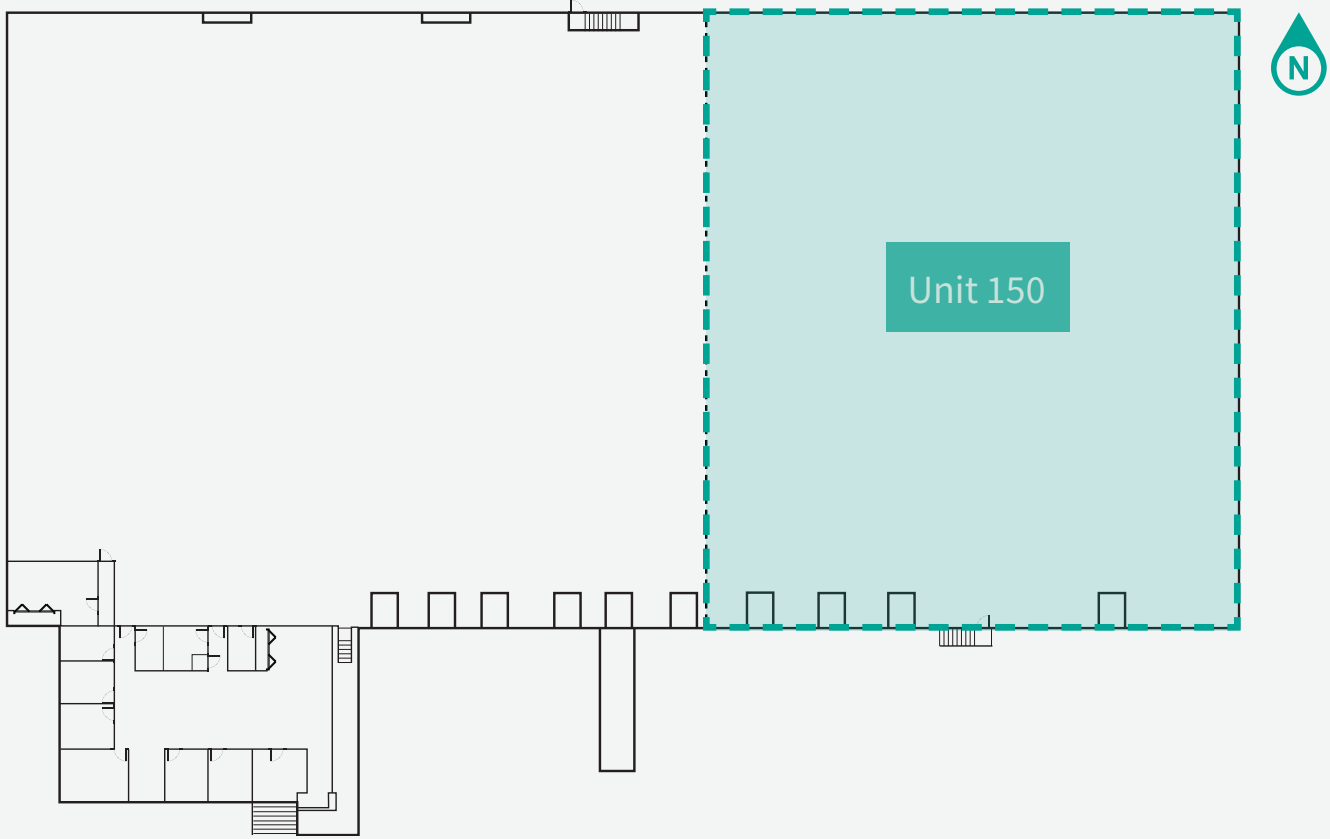
	AVAILABLE AREA Office Warehouse Total	420 sf 16,692 sf 17,112 sf		YARD Approximately 5,760 sf of yard area
	AVAILABLE March 1 st , 2026			LEASE RATE \$17.95 psf (net)
	ZONING IL - Light Industrial			ADDITIONAL RENT (2023) \$5.50 psf Not including management fee of 5% of basic rent

Building Features

- ✓ 22' clear ceiling height
- ✓ Four (4) dock level loading doors with electric hydraulic levelers
- ✓ Three (3) phase power
- ✓ 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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