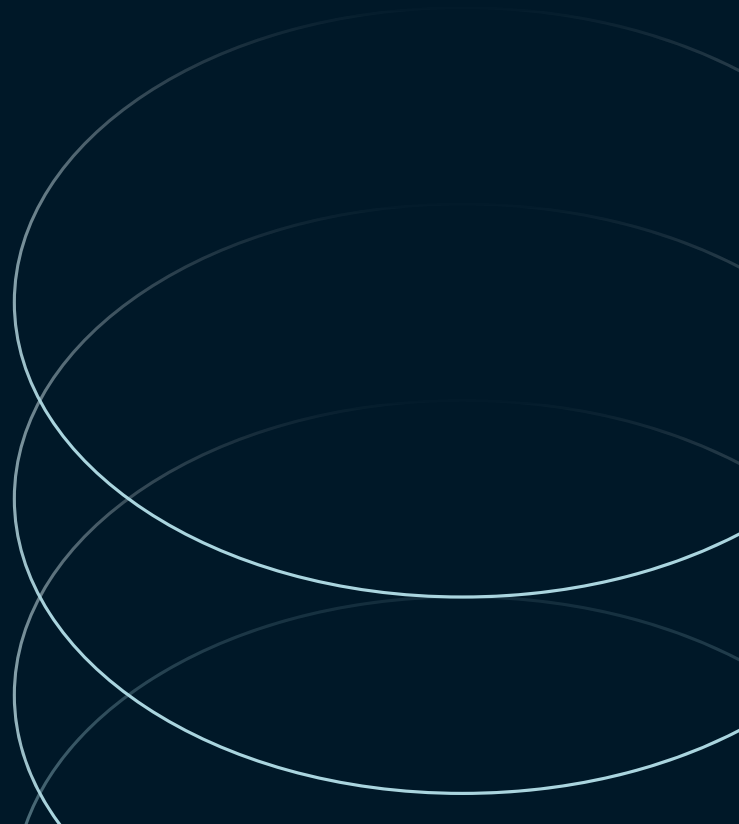
 **JLL** SEE A BRIGHTER WAY

For lease

130-1651 Patrick Street,
Richmond, BC

**4,900 SF of office and
warehouse space**



130-1651 Patrick Street/Richmond

Location

Situated immediately east of the Knight Street Bridge in North Richmond, River Road Industrial Park is central to all areas of the Lower Mainland. This location affords convenient access to Downtown Vancouver, Highway 99, the East-West Connector, Vancouver International Airport and the Canada/U.S. Border.

Zoning

IL permitting a range of general industrial uses.

Property features

- Modern facility
- 24' clear ceilings
- Fully sprinklered
- 3-phase power
- Five (5) parking stalls
- Dock and grade doors



Available area

Warehouse	Office	Total	Availability
4,900 SF	Shell	4,900 SF	October 1, 2026

Lease rate

\$18.95 per SF, per annum

Additional rent (2026)

Estimated at \$6.00 per SF, per annum



Casey Bell*
Executive Vice President
+1 604 340 3173
casey.bell@jll.com

Jonathan Jassebi*
Vice President
+1 778 883 8667
jonathan.jassebi@jll.com



Suite 2150, 510 West Georgia Street
Vancouver, BC V6B 0M3
www.jll.ca | mvig.ca