

FOR LEASE - Richmond's Premier Industrial and Office Business Park



International Business Park

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4011-4620 Viking Way
Richmond, BC



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UNIT	TOTAL AREA (SF)**	WAREHOUSE AREA (SF)	FIRST FLOOR OFFICE AREA (SF)	SECOND FLOOR OFFICE MEZZANINE (SF)	LOADING	CEILING HEIGHT	NET LEASE RATE (per SF, per annum)	ADDITIONAL RENT (2020 ESTIMATE)*	AVAILABILITY
4611 VIKING WAY									
160	17,433	14,103	3,330	N/A	6 Dock	24'	\$14.00	\$4.76	February 1st, 2021
280	1,881	N/A	N/A	1,881	N/A	N/A	\$14.00	\$4.76	Immediate
4311 VIKING WAY									
130	18,208	16,169	2,039	N/A	6 Dock	24'	\$14.00	\$6.01	Immediate

*Hydro and gas separately metered on most units

**All areas are approximate and to be verified by the Tenant

LOCATION

Situated at the Knight Street and Cambie Road intersection, this central Crestwood Industrial Area location offers quick and easy access to Knight Street serving Downtown Vancouver and Highways 91/99 which provides companies with quick access to the US/CDN Border Crossing, Vancouver International Airport and most major traffic arteries.

PROPERTY FEATURES

- Concrete tilt-up facility constructed over a period of years from 1990 to 1996
- 22'-26' clear ceiling height
- Three-phase power
- Exceptionally finished interior design and offices
- Impeccably maintained landscaping
- Bus transit stops located at the property entrance
- 6 modern buildings within the Business Park totalling over 350,000 SF

ZONING

IB-1 (Industrial Business Park) - Permits for a wide variety of industrial uses including most manufacturing, warehousing, wholesaling, distribution, assembly high-tech and 100% office uses.





4611 Viking Way loading area



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