



Unit 110 - 4320 Viking Way, Richmond, BC

# International Business Park

For Lease

5,875 Square Foot Open Warehouse Space With Near  
Term Occupancy

Accelerating success.

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# Overview of IBP



**Quick access to HWY 91/99**



**Corner unit with ample natural light**



**Entirely ground floor area providing maximum efficiency**



**Ample onsite parking**



**Impeccable landscaping**



**Bus transit at entrance**

## ZONING

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

## LOCATION

Situated at the foot of Viking Way at the intersection of Cambie Road, and along the busy Knight Street corridor, this central Crestwood Industrial Area location offers quick and easy access to Knight Street serving Downtown Vancouver and Highways 91/99 providing quick access to the US/CDN Border Crossing, Vancouver International Airport and most major traffic arteries.

## UNIT FEATURES

- 20' clear ceiling height
- 200 amp 120/208 volt
- Open office and showroom area ready for customization
- Lunchroom/kitchenette
- Full HVAC in office areas
- Gas fired warehouse heaters
- Two (2) washrooms

<b>UNIT</b>	110 – 4320 Viking Way
<b>TOTAL AREA*</b>	5,875 SF
<b>WAREHOUSE AREA</b>	4,550 SF
<b>FIRST FLOOR OFFICE AREA</b>	1,325 SF
<b>SECOND FLOOR OFFICE MEZZANINE</b>	N/A
<b>LOADING DOORS</b>	1 dock level door with leveller
<b>CEILING HEIGHT</b>	20'
<b>NET LEASE RATE</b>	\$22.00 per SF, per annum
<b>ADDITIONAL RENT (2023 ESTIMATE)</b>	\$7.22/SF, per annum plus 5% mgmt. fee. (hydro & gas separately metered)
<b>AVAILABILITY</b>	Immediate

