



4011 - 4620 Viking Way, Richmond, BC

International Business Park **for lease**

Accelerating success.



Quick access
to Hwy 91/99



Multiple
Units

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Overview of IBP



Quick access to HWY 91/99



Strong mix of office & warehouse units available



High ceilings



Ample onsite parking



Impeccable landscaping



Bus transit at entrance

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.

FEATURES OF IBP

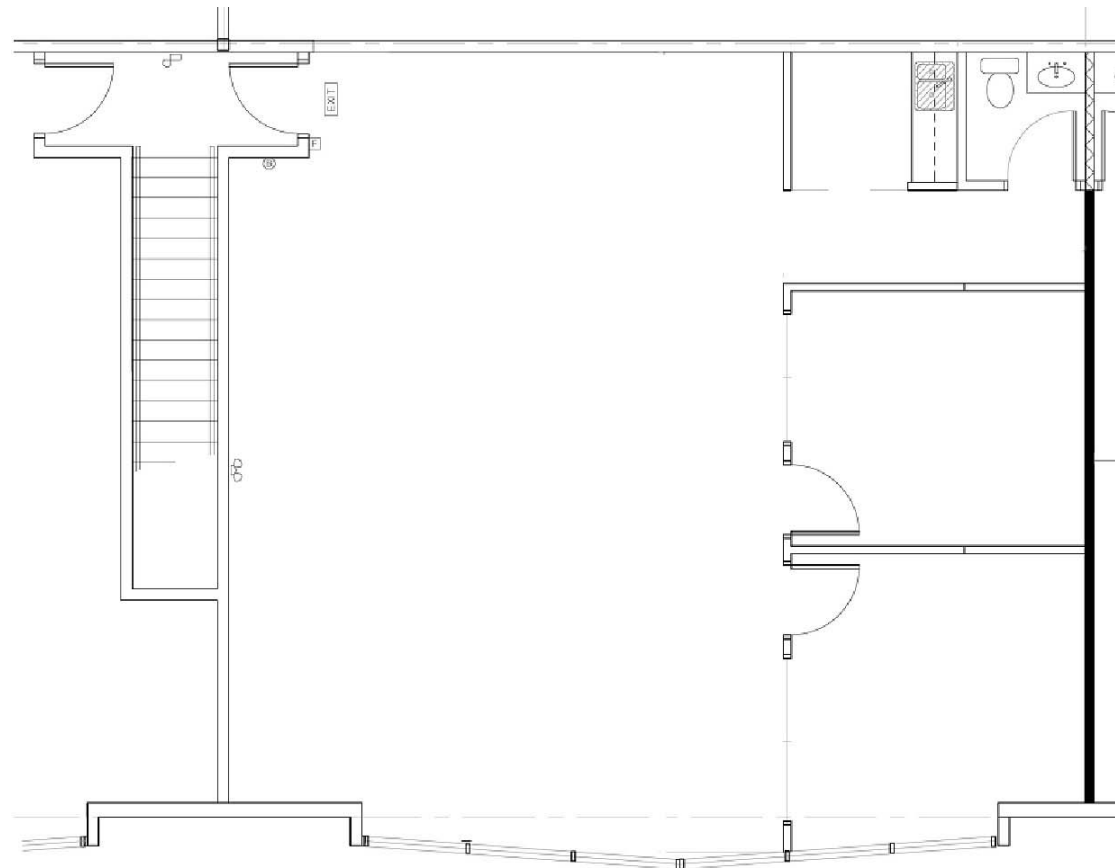
- Concrete tilt-up facility constructed over a period of years from 1990 to 1996
- 20' – 26' clear ceiling height
- Three-phase power
- Exceptionally finished interior design and offices
- Impeccably maintained landscaping
- Bus transit stops located at the property entrance
- 6 modern buildings within the Business Park totaling over 350,000 SF

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.



UNIT	230 – 4320 Viking Way (2nd floor office space)
TOTAL AREA*	1,349 SF
WAREHOUSE AREA	-
FIRST FLOOR OFFICE AREA	1,349 SF
SECOND FLOOR OFFICE MEZZANINE	N/A
LOADING DOORS	N/A
CEILING HEIGHT	N/A
NET LEASE RATE	Contact Listing Agent
ADDITIONAL RENT (2023 ESTIMATE)	\$7.66/SF, per annum plus 5% mgmt. fee (hydro & gas billed separately, estimated at \$1.50/sf for 2024)
AVAILABILITY	Immediate



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



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