



 **JLL** SEE A BRIGHTER WAY

For lease

#150 - 2051 Viceroy Place
Richmond, BC

38,653 SF of Office/Warehouse Space
with 5 Dock and 2 Grade 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 five (5) dock and two (2) grade loading doors, providing convenient access for efficient operations. The site offers secured gate access for enhanced security measures and offers exceptional corner exposure and accessibility.

Property Details

	AVAILABLE AREA Main Floor Warehouse 34,000 sf Main Floor Office 2,240 sf Second Floor 2,413 sf Total 38,653 sf		IMPROVEMENTS Improved office and showroom space with excellent natural light
	AVAILABLE Immediately		LEASE RATE \$21.00 psf (net)
	ZONING IL - Light Industrial		ADDITIONAL RENT (2024) \$6.00 psf Not including management fee of 5% of basic rent

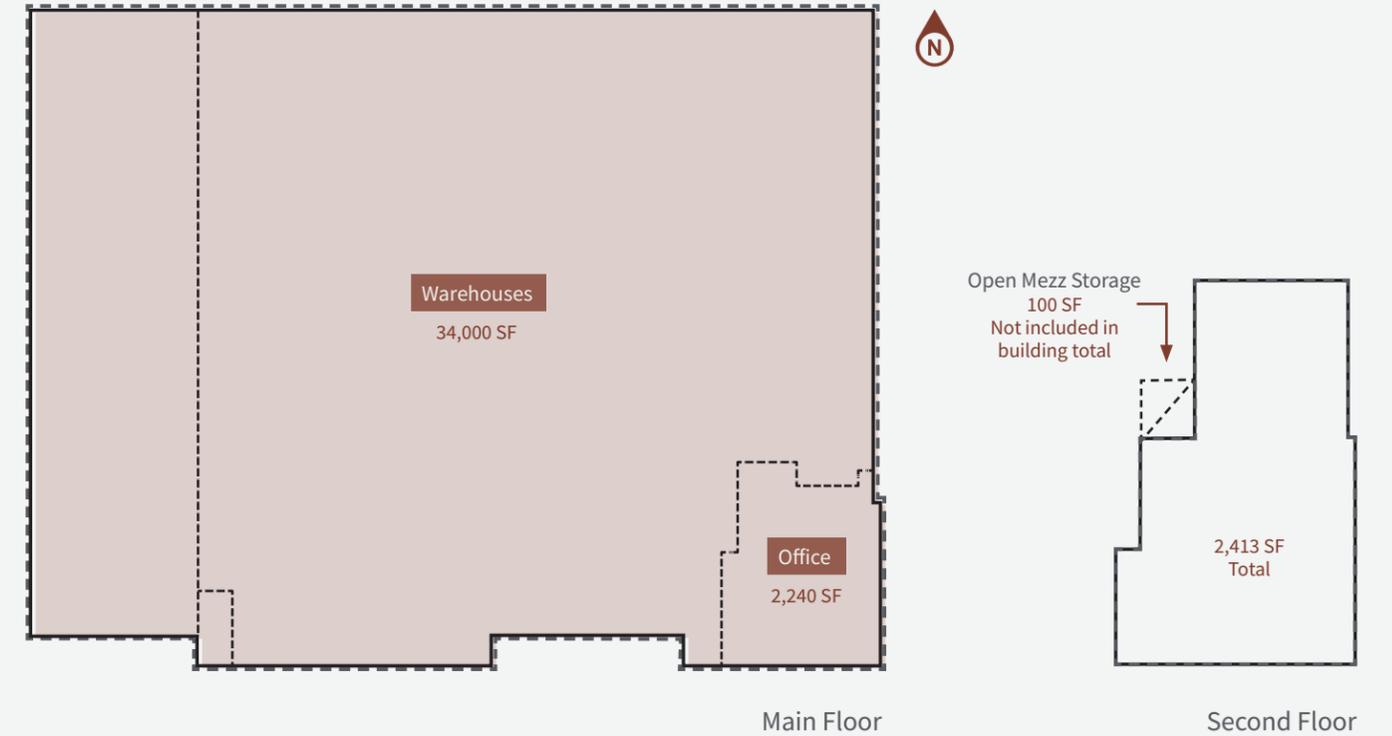
Building Features

- ✓ 24' clear ceiling height
- ✓ Five (5) dock level loading doors
- ✓ Two (2) grade doors
- ✓ Fully air-conditioned office areas
- ✓ Gas-fired warehouse heaters
- ✓ Fenced and secured loading area
- ✓ Concrete tilt-up construction
- ✓ Fully sprinklered
- ✓ 3-phase power



Site Plan

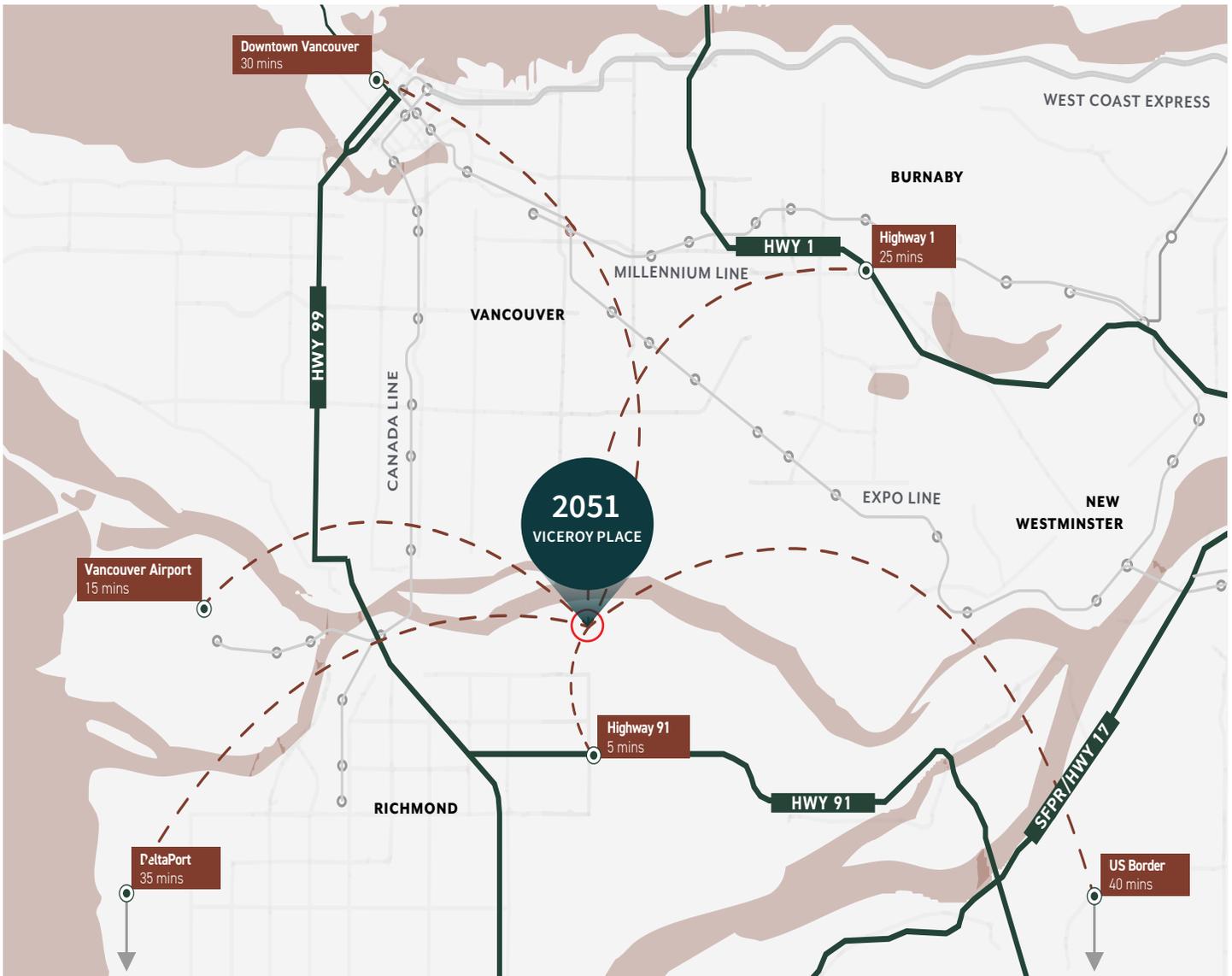
Unit 150



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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Bruno Fiorvento*
Executive Vice President
+1 604 551 1863
bruno.fiorvento@jll.com



Mark Callaghan
Associate Vice President
+1 604 803 5620
mark.callaghan@jll.com

jll.ca

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