



 **JLL** SEE A BRIGHTER WAY

For lease

Unit 110 - 2800 Viking Way
Richmond, BC

16,882 SF of ground floor space
with 4 dock loading doors and
exposure to Viking Way



Opportunity

The subject property is located in North Richmond one block east of the Knight Street Bridge on Viking Way, North of Bridgeport Road. The unit offers exception exposure on Viking Way and provides excellent access to downtown Vancouver, YVR and Highways 91 and 99.

Property Details

	AVAILABLE AREA Warehouse 12,202 sf Office 4,620 sf Total 16,822 sf		IMPROVEMENTS Improved office and showroom space with excellent natural light
	AVAILABLE Immediately		LEASE RATE \$17.95 psf (net)
	ZONING IL - Light Industrial		ADDITIONAL RENT (2025) \$6.50 psf (estimate)

Building Features

- ✓ 16'-17.5' clear ceiling height
- ✓ Four (4) dock level loading doors
- ✓ Three (3) phase power
- ✓ Fully air-conditioned office areas
- ✓ Gas-forced warehouse heaters
- ✓ Concrete tilt-up construction





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