



VIKING
CROSSROADS

BUILD TO SUIT LEASE OPPORTUNITY

SPACES AVAILABLE FROM
82,607 SF TO 171,606 SF



3900 VIKING WAY, RICHMOND, BC

OPPORTUNITY

Viking Crossroads offers tenants an incredibly rare opportunity to occupy a brand new, custom designed AAA warehouse facility in North Richmond. Offering tenants flexibility from 82,607 up to 171,606 square feet of 40' clear ceiling height warehouse space in the heart of the Lower Mainland.

 **SITE AREA**
Approximately 7.13 acres

 **ZONING**
IB-1
(Industrial Business Park)

 **AVAILABILITY**
+/- 24 months

 **LEASE RATES**
By Proposal

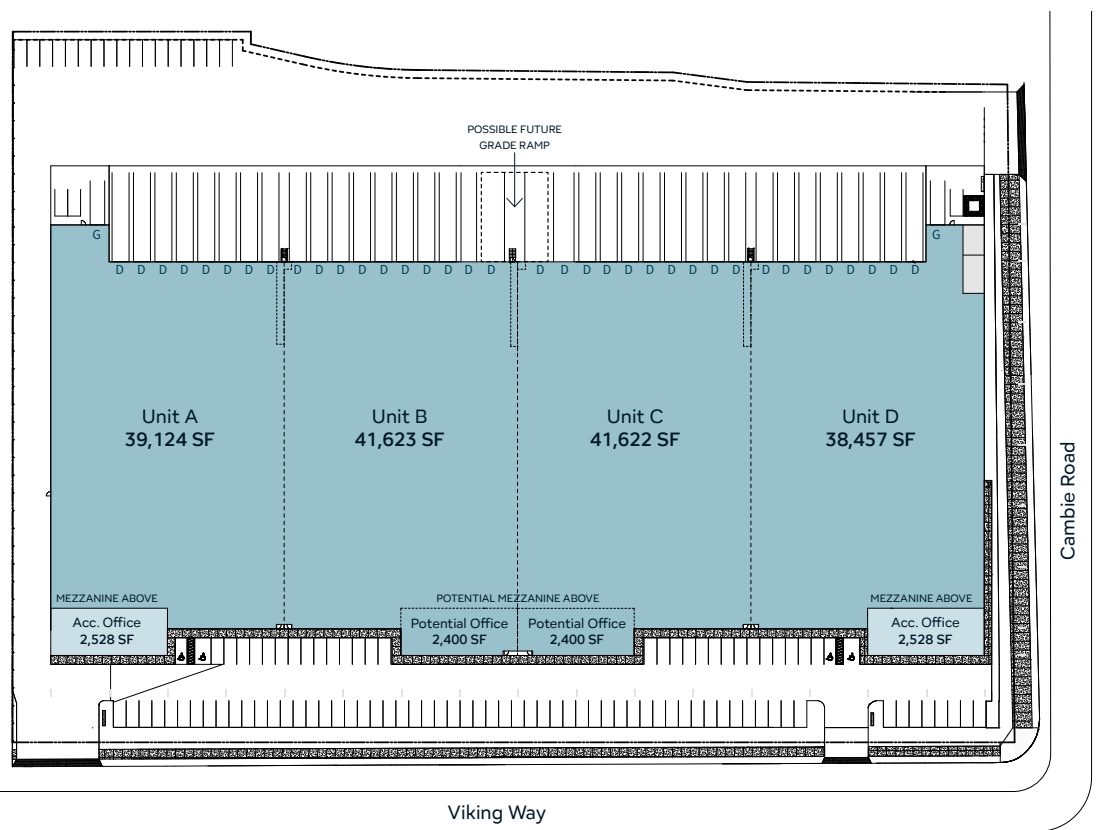
LOCATION

Located at the intersection of several key transportation routes, and just across the river from the City of Vancouver. This gives your team, suppliers, and customers an incredible range of options:

- ✓ Immediate access to Knight Street and Highway 91
- ✓ Speedy connections to Highway 99, Westminster Highway and Cambie Road
- ✓ Minutes away from the shops and services of Bridgeport Road
- ✓ 16 minutes from Lansdowne Canada Line Station and 13 minutes from the Knight Street Transit hub by bus
- ✓ YVR Airport is less than 20 minutes away

CONCEPTUAL SITE PLAN

For illustrative purposes only

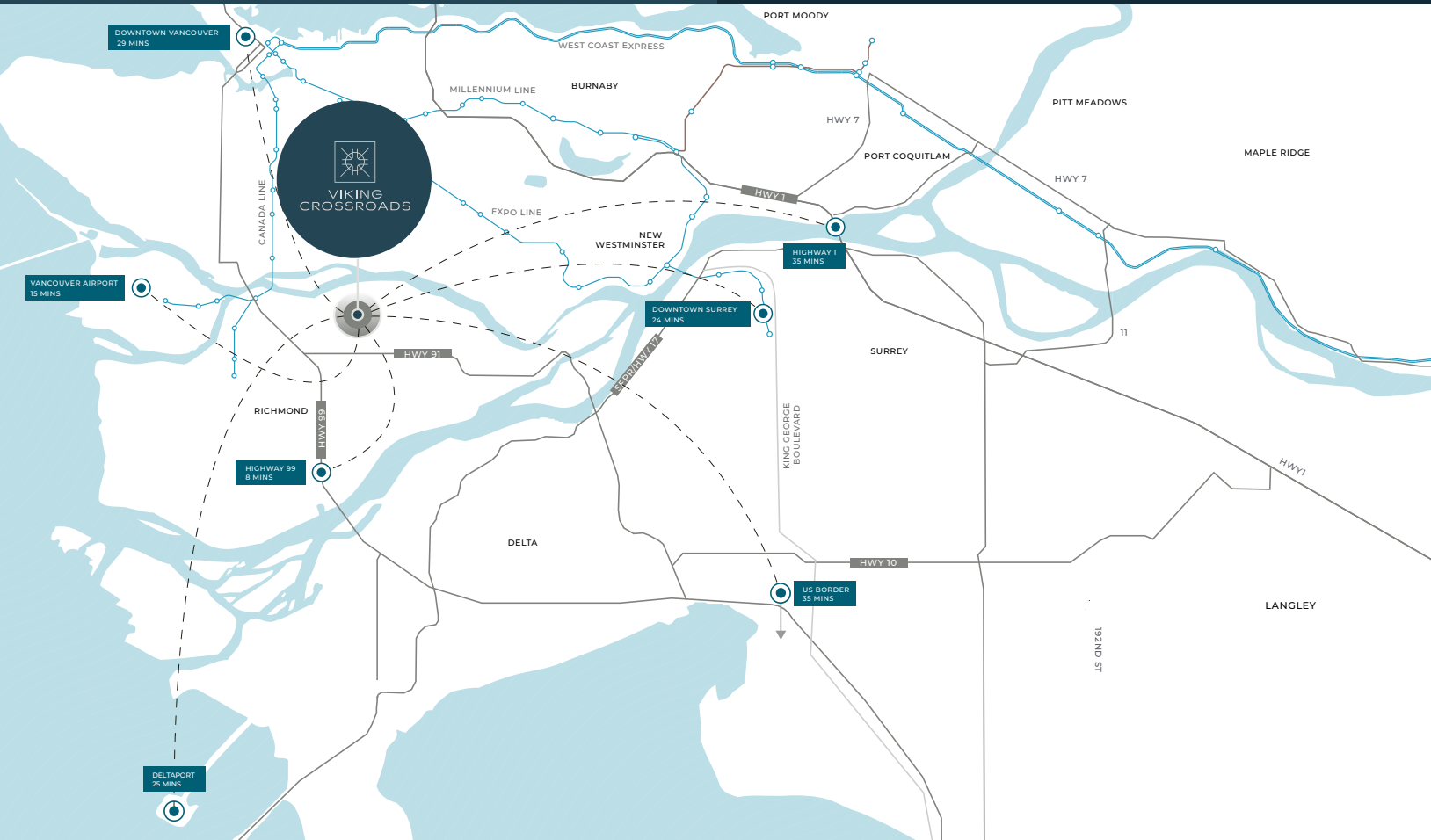


TOTAL AREA
171,606 SF

DOCK LOADING
36 doors

GRADE LOADING
2 doors

PARKING STALLS
81



BUILDING FEATURES

 **CONSTRUCTION**
Insulated concrete tilt-up

 **SPRINKLERS**
ESFR sprinklers system

 **POWER**
Ample power

 **LIGHTING**
High efficiency LED

 **CEILING HEIGHTS**
40' clear

 **HEATERS**
Gas-fired unit heaters

 **LOADING**
36 dock & 2 grade loading positions

DEVELOPED BY



For over 40 years, Wesfab has been a family-run business specializing in commercial property development, management, and business ownership. Now in its third generation, Wesfab continues to build and operate successful ventures, creating properties that are purposeful, intentional, and functional.

CONSTRUCTION BY



Wales McLelland has over 50 years of building innovation in the commercial and industrial sectors. Wales delivers buildings of unparalleled quality no matter how complex the build. They have completed over 500 projects specially designed to meet the needs of commercial and industrial companies.

MARKETED BY



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