



 **JLL** SEE A BRIGHTER WAY

For lease

3900 Viking Way
Richmond, BC

7.13 acres of industrial land

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



SITE AREA

Approximately 7.13 acres



ZONING

IB-1 (Industrial Business Park)



TERM

Short term leases available



ASKING GROSS LEASE RATE

\$4.25 psf



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