



FOR LEASE

3600 VIKING WAY

RICHMOND, BC



RARE CENTRALLY LOCATED 46,241 SF
STAND ALONE BUILDING ON 3.094 ACRES



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CUSHMAN &
WAKEFIELD

FOR LEASE

3600 VIKING WAY

RICHMOND, BC



46,241 SQUARE FOOT BUILDING

WITH A UNIQUE OFFICE/WAREHOUSE CONFIGURATION

LOCATION

Centrally located just north of Cambie Road and Viking Way in North Richmond the subject property offers easy access via Bridgeport Road, Cambie Road and No. 6 Road. This location provides convenient access to the Vancouver International Airport, Highway 99, and the East/West Connector (Highway 91) linking Richmond with Vancouver, Burnaby, Delta, New Westminister, and Surrey.

OPPORTUNITY

To lease a rarely available low site coverage property that offers 3.094 acres with 46,241 square feet of building. This property offers a great deal of flexibility with its office/warehouse configuration along with loading on 3 sides of the facility. This property offers a tenant a very strong corporate image and identity.

AVAILABLE AREA*

Ground floor warehouse/office	36,906 sf
2nd floor office	9,335 sf
Total Area	46,241 sf

*Approximate and should be verified by tenant if important

FEATURES

- Significant additional rear yard area
- Mixture of open work spaces and private offices
- Professionally appointed office areas
- 3 dock level loading doors
- 16 high cube van level loading doors
- 3 grade level loading doors
- Ceiling heights between 13' to 16' in the warehouse areas
- Heavy power, 3-phase (400 Amp/480 Volts)**
- Excellent exposure to Viking Way
- On transit (bus route 405 to Brighthouse Station)

**Should be verified by tenant if important

ZONING

IB1 (International Business Park)

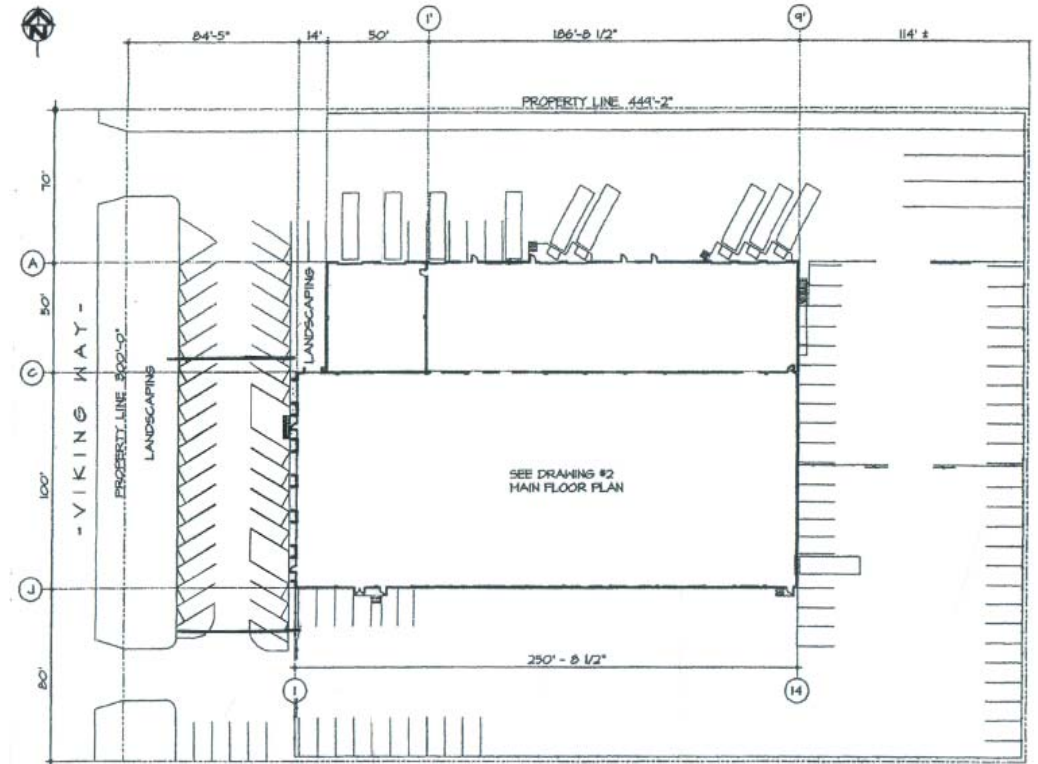
This zoning allows for a wide range of uses including but not limited to general industrial uses, manufacturing, wholesaling, distribution, warehousing, and service uses that require a greater amount of office/lab.

AVAILABILITY

Contact listing agents

ASKING LEASE RATE

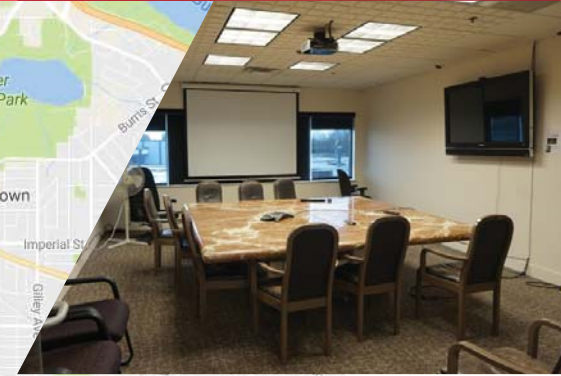
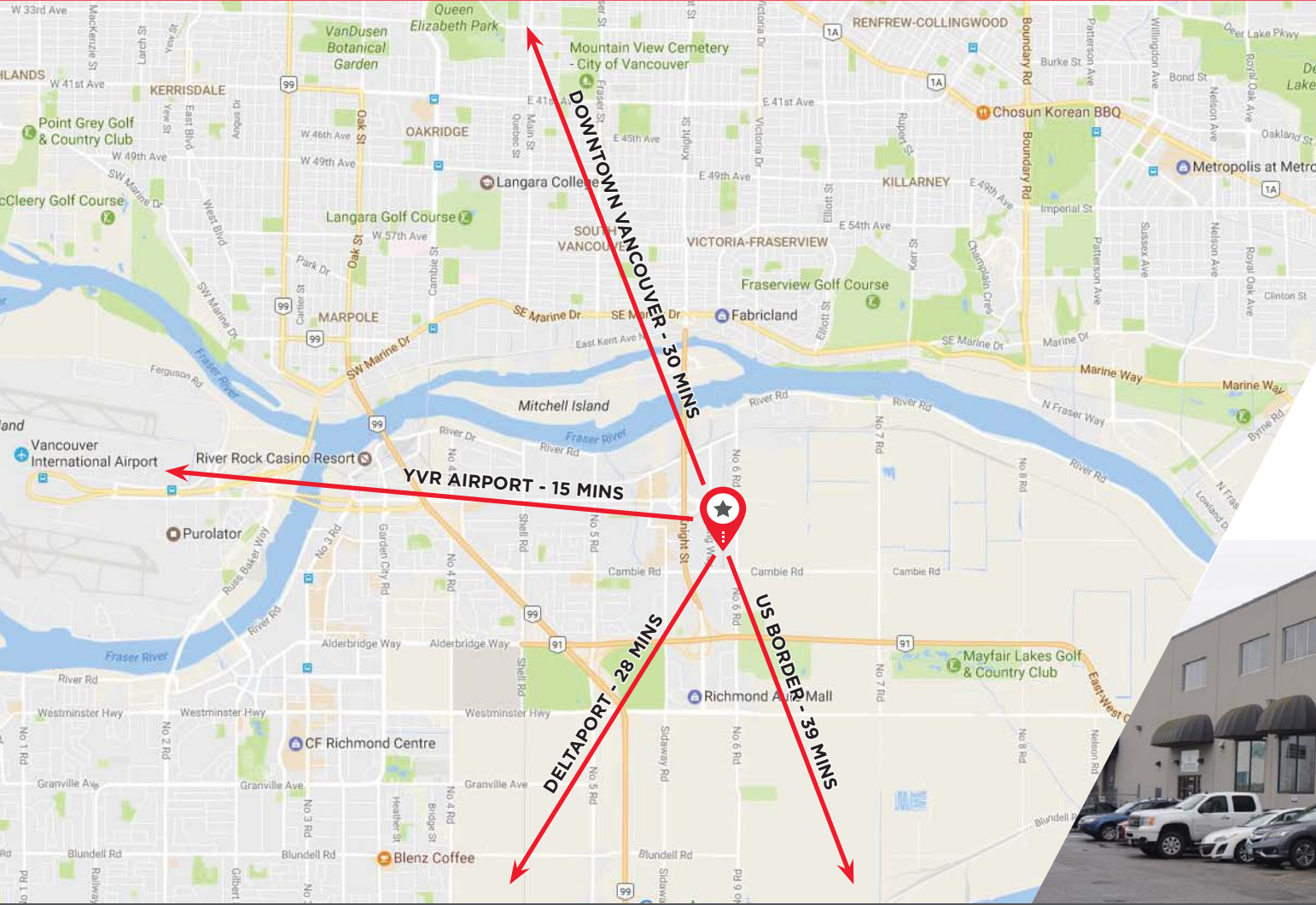
By proposal





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DRIVE TIMES

Downtown Vancouver	30 minutes
US Border	39 minutes
Vancouver Port	27 minutes
DeltaPort	28 minutes



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