

Knightsbridge Business Park



For Lease

Professional Warehouse and Office Units
for Lease

Efficient Small Bay Units with Dock
Loading

Units 5/6 and 10 – 3511 Viking Way, Richmond, B.C.

Units 3 and 9 – 13680 Bridgeport Road, Richmond, B.C.



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For Lease - Knightsbridge Business Park



| UNIT | TOTAL UNIT AREA (SF)* | OFFICE AREA (SF)* | LOADING | WAREHOUSE CEILING HEIGHT | NET LEASE RATE STARTING FROM | ADDITIONAL RENT (2021 EST.) | AVAILABILITY |
|------------------------------|-----------------------|-------------------|---------|--------------------------|------------------------------|-----------------------------|--------------|
| 3511 Viking Way | | | | | | | |
| 5/6 | 7,200 SF | 1,740 SF | 2 dock | 21' clear | \$14.95 | \$4.57 | July 1, 2021 |
| 10 | 3,600 SF | TBD | 1 dock | 21' clear | \$14.95 | \$4.57 | July 1, 2021 |
| 13680 Bridgeport Road | | | | | | | |
| 3 | 3,450 SF | 900 SF | 1 dock | 21' clear | \$15.50 | \$4.99 | May 1, 2021 |
| 9 | 4,600 SF | 1,400 SF | 1 dock | 21' clear | \$15.50 | \$4.99 | Immediate |

**All areas are approximate and should be verified by the prospective Tenant*

Location

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond, Knightsbridge Business Park is located near both Bridgeport Road and the Knight Street Bridge. The park's central location offers quick and easy access to the municipalities of Vancouver and Burnaby to the north via Knight Street, or Delta, the Fraser Valley, and the US/Canada border to the south and east via Highways 91 and 99.



Property Features

- Multiple potential office size and layout configurations available
- Approximately 21' clear warehouse ceilings
- Exceptionally finished interior design and offices
- Bus transit stops located immediately adjacent to property along Viking Way
- Excellent property maintenance, landscaping and curb appeal



Zoning

IB-1 (Industrial Business Park) - Permits for a wide variety of industrial uses including most manufacturing, warehousing, wholesaling, distribution, assembly high-tech and 100% office uses.





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13680 Bridgeport Road loading area

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