

For Lease

Exposure to
Viking Way

Close proximity to
Knight Street Bridge

Rare small bay unit
with dock loading

3260 - 3571 Viking Way,
13680 Bridgeport Road, Richmond, B.C.

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Colliers

Unit 3 - 3260 Viking Way

Location

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond near both Bridgeport Road and the Knight Street Bridge. The building'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.

Zoning

IB1 - Industrial Business Park

Building Features

- Professionally owned and managed by Concert Properties
- Premier corporate image and identity
- Front showroom and two (2) private offices
- Small kitchenette
- One (1) dock loading door
- 20' clear warehouse ceiling heights
- Ample parking

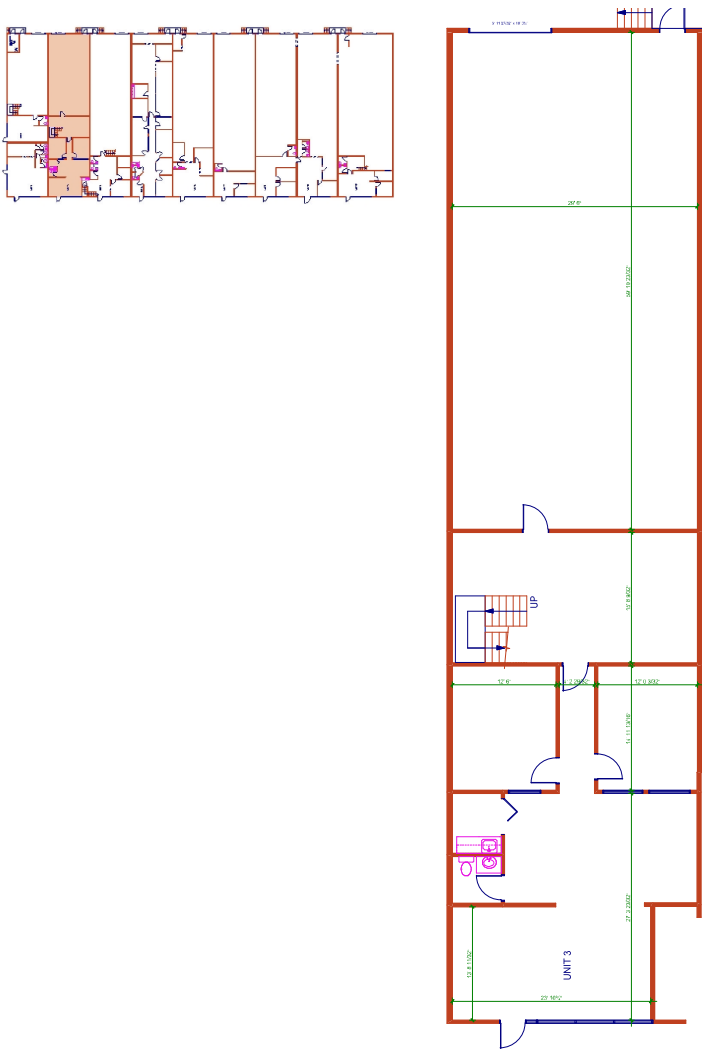
Available Area (Est.)

Ground Floor Office/Showroom Area	+/- 1,229 SF
Ground Floor Warehouse Area	+/- 2,307 SF
Total Area	3,536 SF

Available

Immediate

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Basic Lease Rate

Please contact listing agents.

Operating Costs & Taxes

\$6.17 per SF per annum (2024 estimate)
**excluding 3% management fee on gross rent*

Unit 3 - 3571 Viking Way

Location

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond near both Bridgeport Road and the Knight Street Bridge. The building’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.

Zoning

IB1 - Industrial Business Park

Building Features

- Professionally owned and managed by Concert Properties
- Premier corporate image and identity
- Front showroom and two (2) private offices
- One (1) dock loading door
- 18’ clear warehouse ceiling heights
- Ample parking

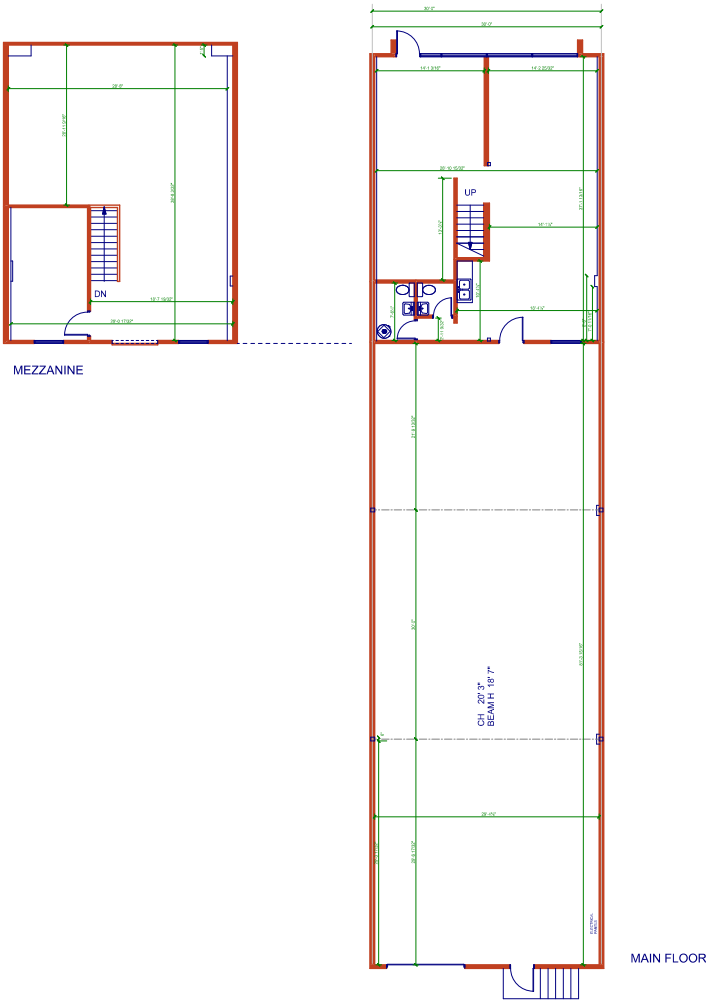
Available Area (Est.)

Ground Floor Office/Showroom Area	1,000 SF
Ground Floor Warehouse Area	2,600 SF
Total Area	3,600 SF

Available

February 1, 2024

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Basic Lease Rate

Please contact listing agents.

Operating Costs & Taxes

\$5.62 per SF per annum (2024 estimate)

**Excluding 3% management fee on gross rent.*

Unit 3 - 13680 Bridgeport Road

Location

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond near both Bridgeport Road and the Knight Street Bridge. The building'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.

Zoning

IB1 - Industrial Business Park

Building Features

- Professionally owned and managed by Concert Properties
- Direct street exposure to Bridgeport Road
- Front showroom and two (2) private offices
- One (1) dock loading door
- 18' clear warehouse ceiling heights
- Ample parking

Available Area (Est.)

Ground Floor Warehouse Area	3,450 SF
Total Area	3,450 SF

Available

August 1, 2024

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Basic Lease Rate

Please contact listing agents.

Operating Costs & Taxes

\$6.17 per SF per annum (2024 estimate)

**Excluding 3% management fee on gross rent.*