

FOR LEASE
60,060 SF



2100 VICEROY PLACE

RICHMOND, BC

FREESTANDING BUILDING AND SECURED YARD WITH DOCK LOADING

PROPERTY HIGHLIGHTS

Located in the heart of Richmond's established North Richmond industrial market, 2100 Viceroy Place represents a prime opportunity for tenants seeking a highly functional and well-connected facility. Situated just off No. 6 Road, the property benefits from excellent access to key transportation routes including Highway 91, Highway 99 and the Oak Street Bridge — providing efficient regional connectivity for distribution and logistics users.

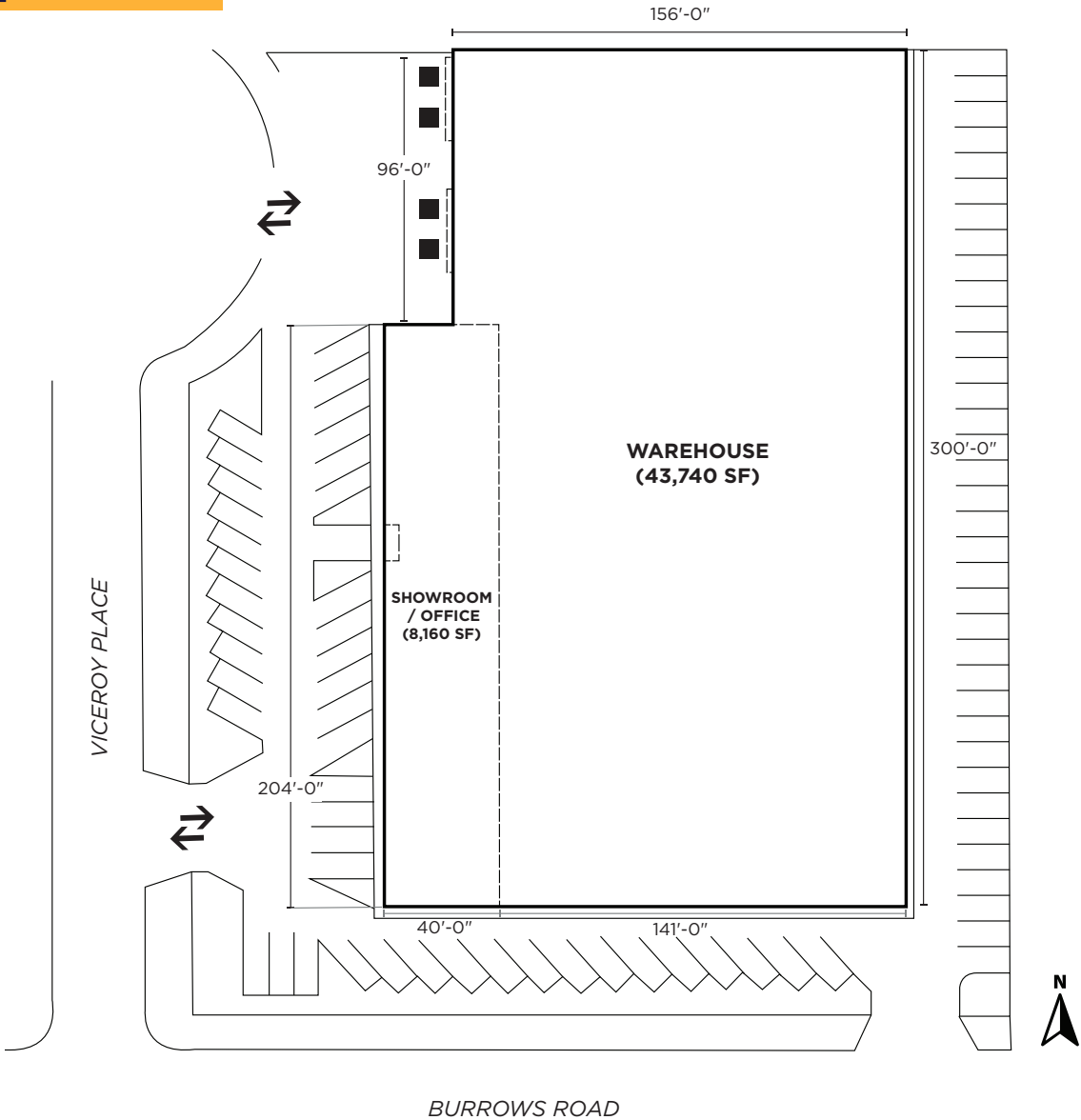
Total Area:	60,060 SF
Warehouse:	43,740 SF
Ground Floor Office/Show-room:	8,160 SF
Second Floor Office/Storage:	8,160 SF (optional)
Site Area:	2.15 Acres
Clear Height:	24'
Loading:	4 Dock doors
Zoning:	IL - Light Industrial
Lease Rate:	\$19.75 PSF
Additional Rent:	\$5.00 PSF (estimated for 2026)
Parking Stalls:	80
Availability:	Immediate



Landlord undergoing interior and exterior improvements including building painting and landscaping

FLOOR PLAN

60,060 SF



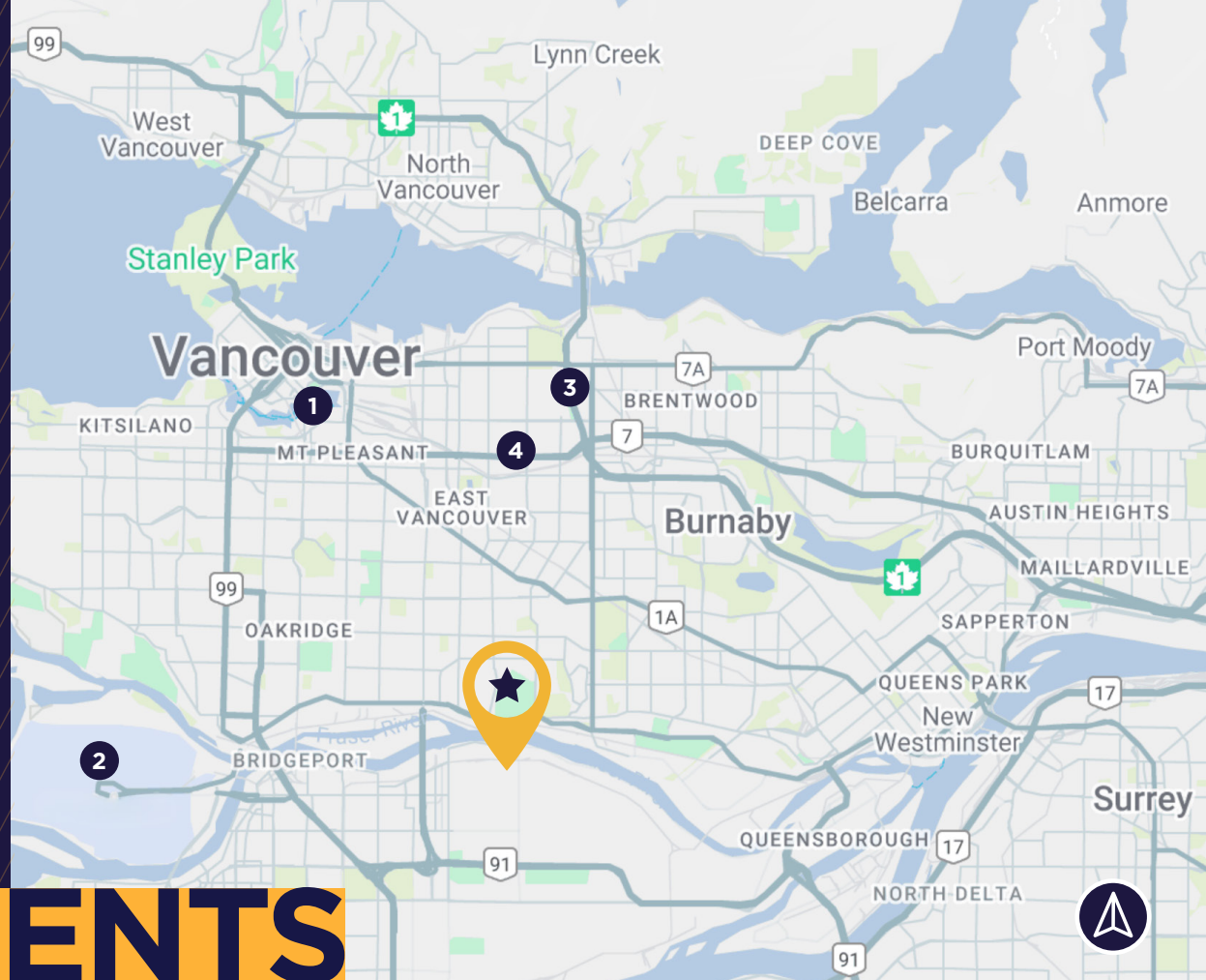
■ DOCK DOOR



DRIVE TIMES/KM

To/From 2100 Viceroy Place

1	DOWNTOWN VANCOUVER	30 minutes
2	VANCOUVER INTERNATIONAL AIRPORT	14 minutes
3	TRANS-CANADA HIGHWAY 1	25 minutes
4	HIGHWAY 7	24 minutes



CONTACT LISTING AGENTS

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