

FOR LEASE

Up to 2.29 Acres of Industrial Land

**2611 Viscount Way
& 13200 Vulcan Way, Richmond**

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Opportunity Overview

Positioned with proximity to Highway 99, Knight Street, and Bridgeport Road, this established Richmond industrial hub offers exceptional connectivity across Metro Vancouver. Located minutes from Vancouver International Airport (YVR) and along the Fraser River, the area provides efficient access to key regional transportation routes, major commercial centres, and international trade gateways.



2 adjacent parcels totalling 2.29 acres. Smaller lease requirements will be considered



Excellent proximity to Knight Street, providing access to Downtown Vancouver



Zoned IL (Light Industrial)



Rare opportunity in this sought-after commercial node



Opportunity Details

Property	Site Size	Property Features	Net Asking Rate	Additional Rent (estimated 2026)
2611 Viscount Way & 13200 Vulcan Way, Richmond	2.29 acres	• Paved throughout • Additional improvements can be provided upon request • Immediate occupancy available • Lease term by proposal	\$3.95/SF	\$1.80/SF (including management fee)



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