

# FOR LEASE

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## UNITS AVAILABLE AT Richmonds' International Business Park

**4311, 4011, 4611, 4020, 4320 & 4620 Viking Way, Richmond**

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# Opportunity & Location

Now available - flexible warehouse and office space in one of the Lower Mainland’s most strategically located business parks. Owned and professionally managed by B.U.K. Investments, International Business Park (IBP) offers an exceptional corporate environment designed to support and enhance your company’s image.

With a variety of unit sizes available, spaces can be tailored to meet the specific needs of your business - whether you’re expanding, relocating, or establishing a new presence.

## Location Highlights

- Centrally located at the foot of Viking Way and Cambie Road, within the highly sought-after Crestwood Industrial Area
- Immediate access to Knight Street, providing direct routes to Downtown Vancouver
- Quick connectivity to Highways 91/99, Vancouver International Airport, the US/Canada Border, and major transportation routes

**Contact the listing agents today to explore current availability and learn more about leasing opportunities at IBP.**



# Highlights of IBP



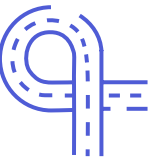
6 modern buildings within the Business Park totaling over 350,000 SF



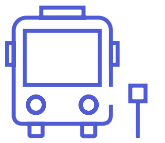
Three-phase power



Flexible mix of warehouse and office availabilities



Quick access to Highways 91/99



North, East, South and West bound bus transit stations at the complex entrance



Impeccably maintained landscaping with an on site operations manager





# Zoning & Potential Uses

IB-1 (Industrial Business Park) permits a wide variety of industrial and office uses.

## Examples of potential uses:

- Manufacturing
- Warehousing
- Wholesaling
- Laboratory
- High-tech

IBP is home to a wide range of local, national and international tenants, who benefit from the close proximity to transport links and Vancouver International Airport. Neighbours include: CARO Analytical Services, Siemens, Sevco Foods, HME, Flatiron and more.



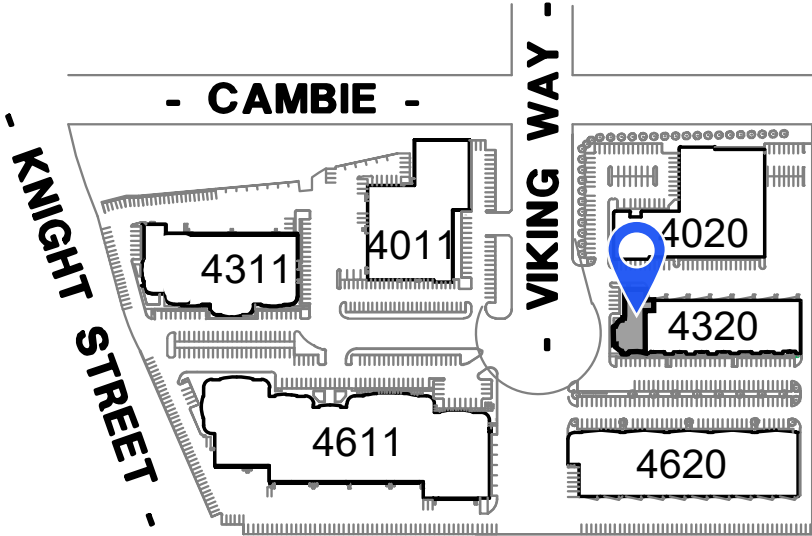
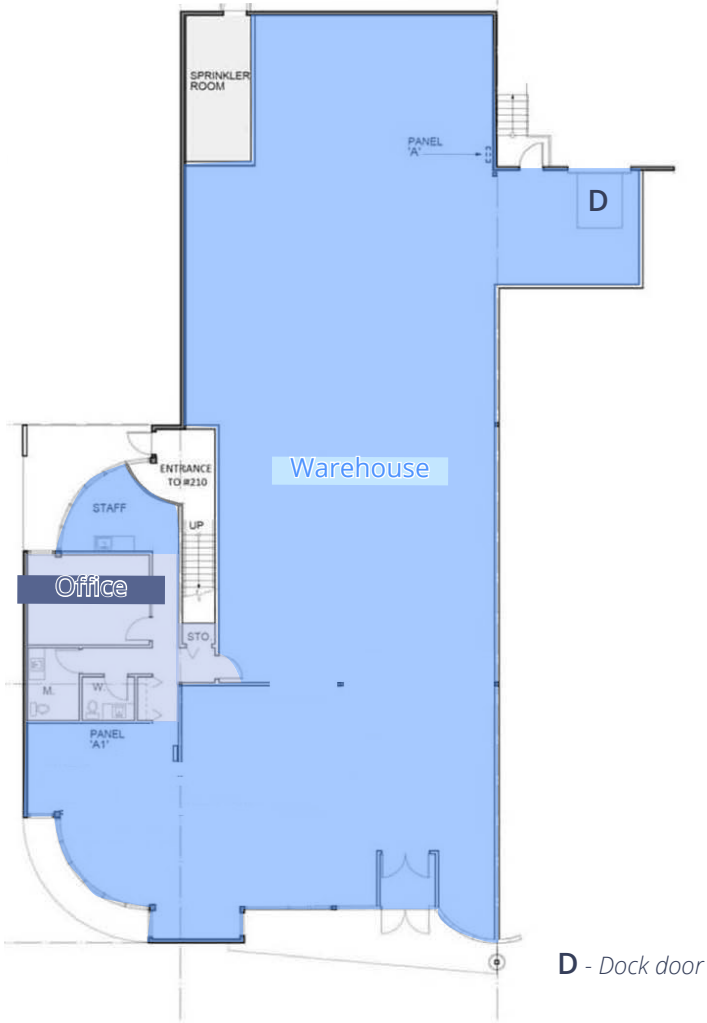


# Unit Overview

Civic Address	Unit 110, 4320 Viking Way, Richmond	
Location	Located in the International Business Park boarded by Cambie & Knight Street in North Richmond	
Building Area	Ground Floor Office	1,325 SF
	Warehouse	4,550 SF
	TOTAL	5,875 SF
Measurements are approximate and should be verified		
Loading	One (1) dock door with leveller	
Ceiling Height	20' clear	
Parking	Ample on-site parking	
Washrooms	Two (2) washrooms on the ground floor	
Sprinklers	Fully sprinklered	
Available	For Sublease Sublease term commencing November 1, 2025 and expiring September 30, 2026 Additional availability for a new headlease	
Asking Rate	Contact listing agents for sublease rate	
Additional Rent (est. 2026)	\$8.35/SF (excluding management fee, hydro and gas)	



# Main Floor & Overall Plan







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