



# FOR LEASE

INDUSTRIAL / OFFICE SPACE

## KEY WEST BUSINESS PARK

3810-3960 Jacomb Road, Richmond, BC V6V 1Y6



## PRIME LOCATION IN THE HEART OF RICHMOND

Key West Business Park is strategically situated on the west side of Knight Street, adjacent to IKEA in Richmond. Its excellent access to major transportation routes, including Knight Street, Highway 99, and Highway 91, provides exceptional visibility and exposure.

The business park is centrally located in Richmond, just 30 minutes to downtown, 10 minutes to YVR, 30 minutes to the U.S. border, and 35 minutes to BC Ferries. The multi-building portfolio includes various bay sizes with a combination of warehouse and office and features both grade and dock-level loading doors, 20'+ feet clear ceiling heights and are fully sprinklered. With ample parking and a spacious truck maneuvering area, this site is ideal for a variety of business operations within the IB-1 light industrial zoning, which provides a range of general industrial uses and stand-alone offices.

# Available Space

Unit	Area	Type	Availability
<b>3840 Jacombs</b> #108, 3840 Jacombs	2,700 SF	Industrial/Office	March 1, 2026
<b>3860 Jacombs</b> #101-103, 3860 Jacombs	7,980 SF	Industrial/Office	30 Day Notice
<b>3870 Jacombs</b> #103, 3870 Jacombs	15,777 SF	Industrial/Office	November 1, 2026

# Leasing Rates

## Basic Rent

Contact Listing Agent

## Operating Cost & Taxes (2026)

### 3840 Jacombs Road

CAM & Property Tax: \$7.94 psf\*

### 3860 Jacombs Road

CAM & Property Tax: \$7.94 psf\*

\*Does not include management fees.

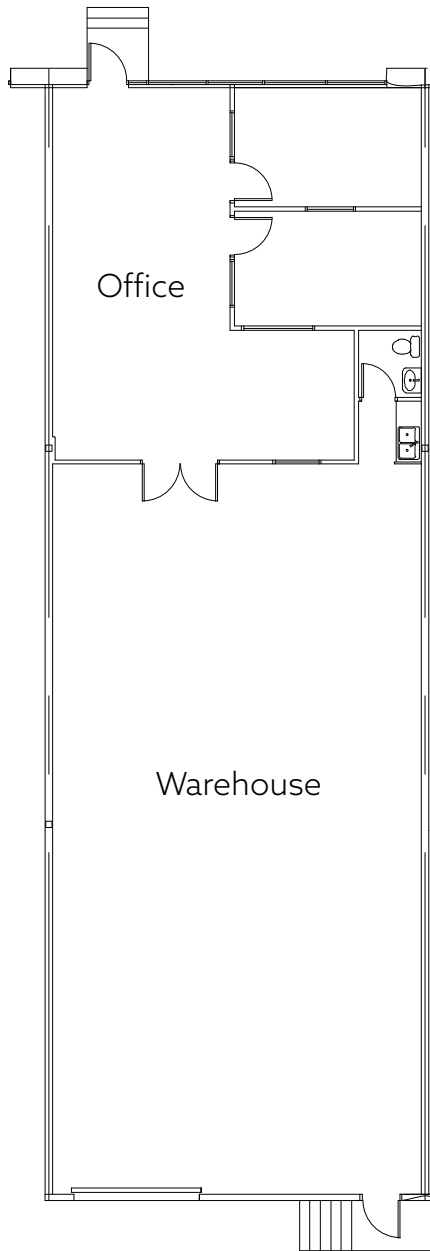
### 3870 Jacombs Road

CAM & Property Tax: \$6.08 psf\*



# Unit 108

3840 Jacombs Road



**Rentable Area:** 2,700 SF

**Availability:** March 1, 2026

**Details:**

- Combination of offices & warehouse
- One dock door
- One washroom
- 20' clear ceiling heights

**Electrical Specs:**

- 225A/120V, 3 Phase/4 Wire

**LENIA CALICO**  
**SENIOR LEASING MANAGER**  
604.220.9519  
lcalico@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

# Unit 101-103

3860 Jacombs Road

Rentable Area: 7,980 SF

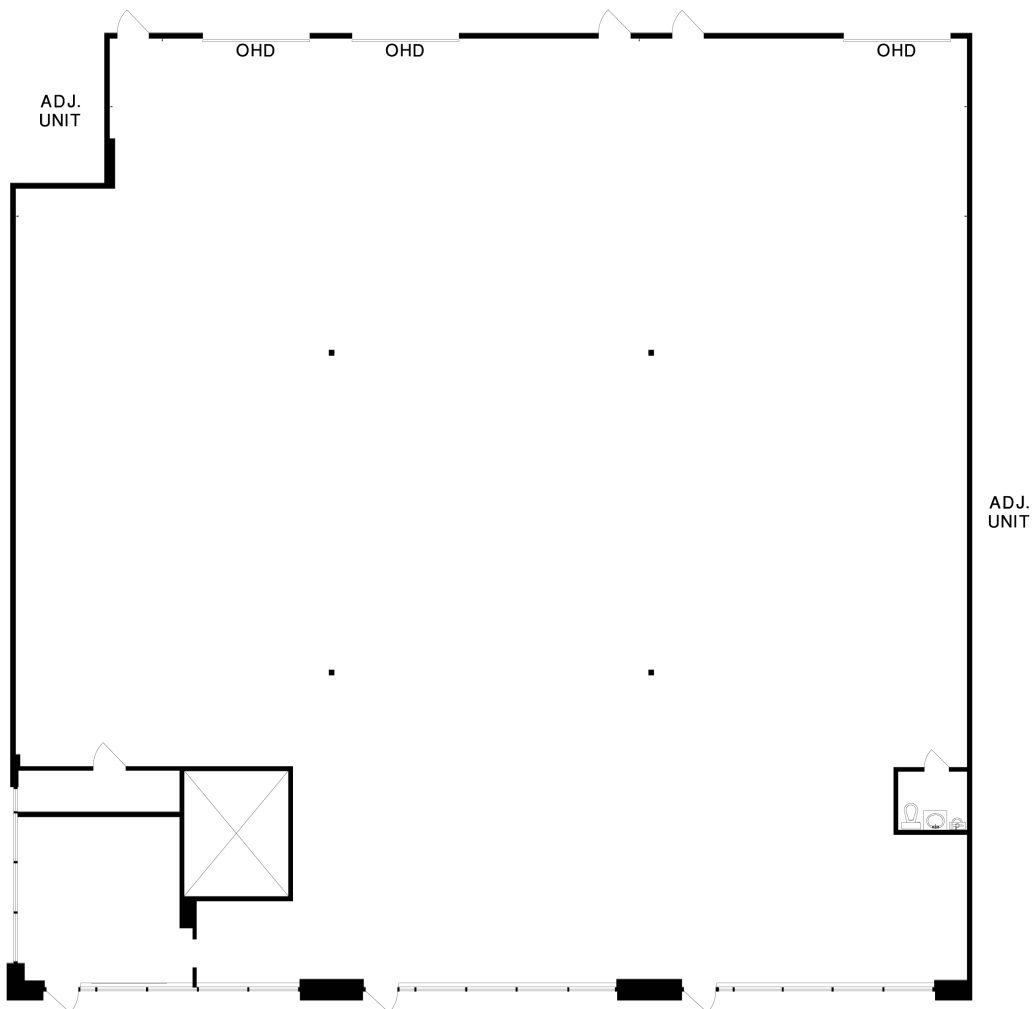
Availability: 30 Day Notice

### Details:

- Total Number of Dock Doors: 3
- Open Warehouse Layout with Office
- 1 Bathroom

### Electrical Specs:

- 225A/240V, 3 Phase/4 Wire
- 250A/600V, 3 Phase/4Wire



**LENIA CALICO**  
SENIOR LEASING MANAGER  
604.220.9519  
lcalico@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

# Unit 103

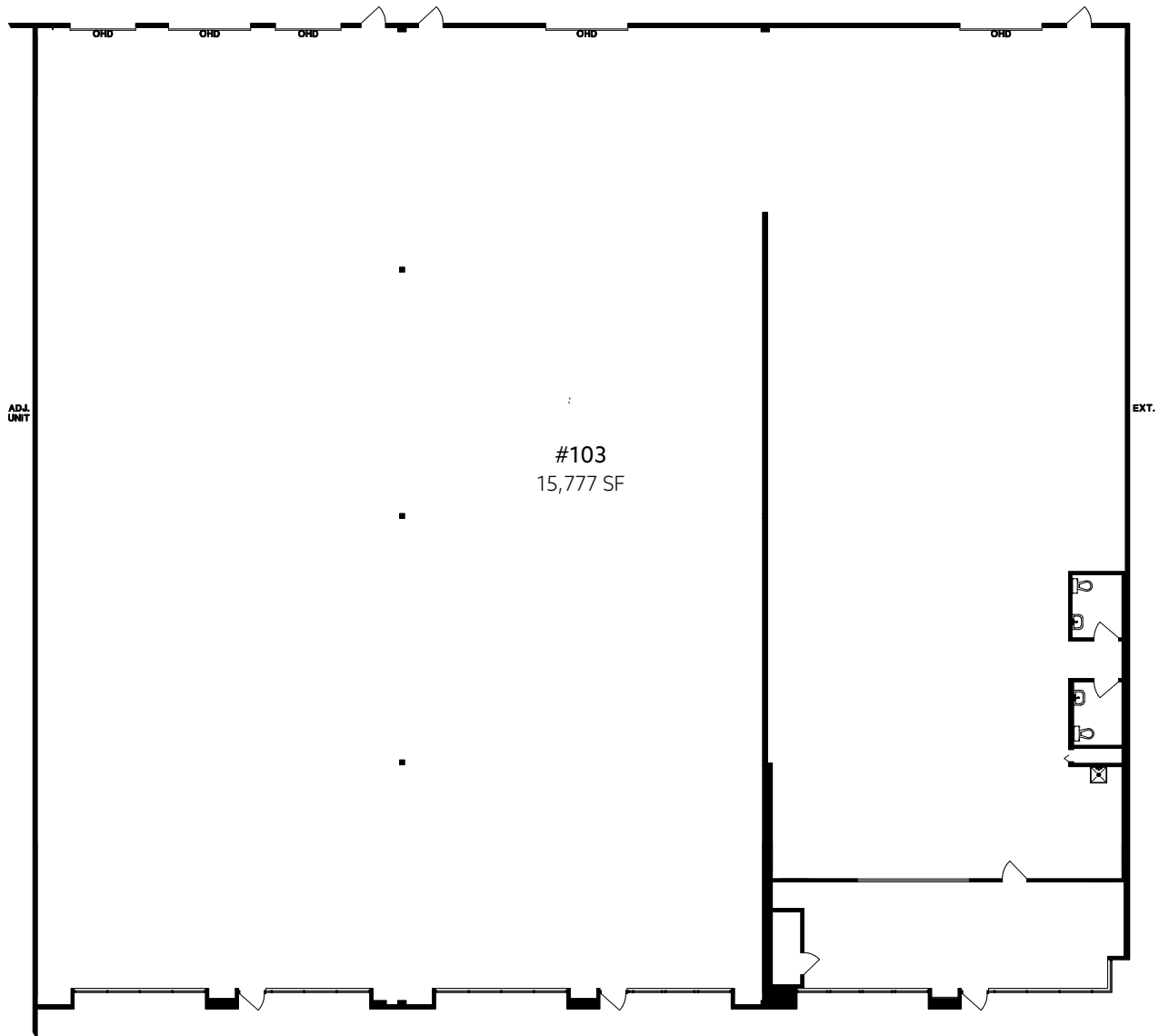
3870 Jacombs Road

Rentable Area: 15,777 SF

Availability: November 1, 2026

**Details:**

- Total Number of Dock Doors: 5
- Open Warehouse Layout with Office/Reception Area
- 2 Bathrooms



**LENIA CALICO**  
SENIOR LEASING MANAGER  
604.220.9519  
lcalico@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



WARRINGTON PCI MANAGEMENT | #300 - 1030 W Georgia St, Vancouver, BC V6E 2Y3 | 604-602-1887  
[www.warringtonpci.com](http://www.warringtonpci.com)

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

All rights reserved.

**wpm** WARRINGTON PCI  
MANAGEMENT