



FOR SUBLEASE

Unit 10 - 3571 Viking Way

OFFICE AND INDUSTRIAL UNIT IN RICHMOND

3571 VIKING WAY, RICHMOND



UNIT 10 // ~18,215 SF

3571 Viking Way is a centrally located industrial property in Richmond's Crestwood area with excellent access to Knight Street, Highways 91/99, Vancouver International Airport, and the US/Canada border. The property offers a mix of office, warehouse, and support spaces, including kitchens, bathrooms, and storage lockers. Its flexible layout accommodates a range of industrial uses. Its prime location, it provides an efficient, well-connected base for operations.

Availability	October 1, 2025
Sublease Expiry	November 2027
Basic Rent	\$20.00 PSFPA
Additional Rent	\$7.58 PSFPA (2025 est.)
Zoning	IB1



ON-SITE
PARKING



NATURAL
LIGHT



CLOSE TO
MAJOR HIGHWAYS



OPEN
FLOORPLAN



PRIVATE
WASHROOM

THE SPACE

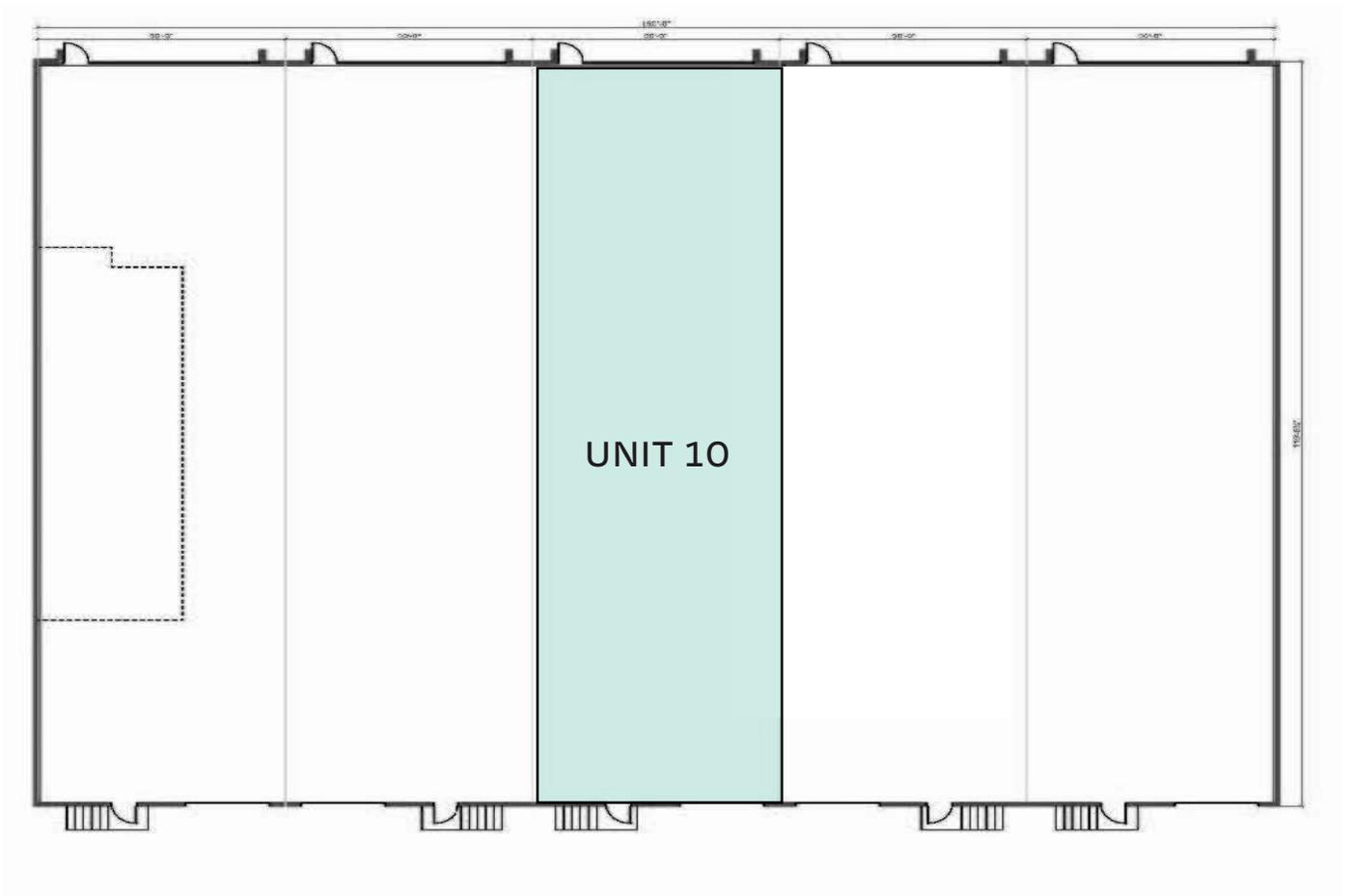
Spacious unit combining office and warehouse areas. The office includes private offices, restrooms, and a kitchen, while the warehouse provides flexible industrial space with a rear dock loading door. Additional storage lockers are included for tenant convenience. The unit totals approximately 18,215 square feet.



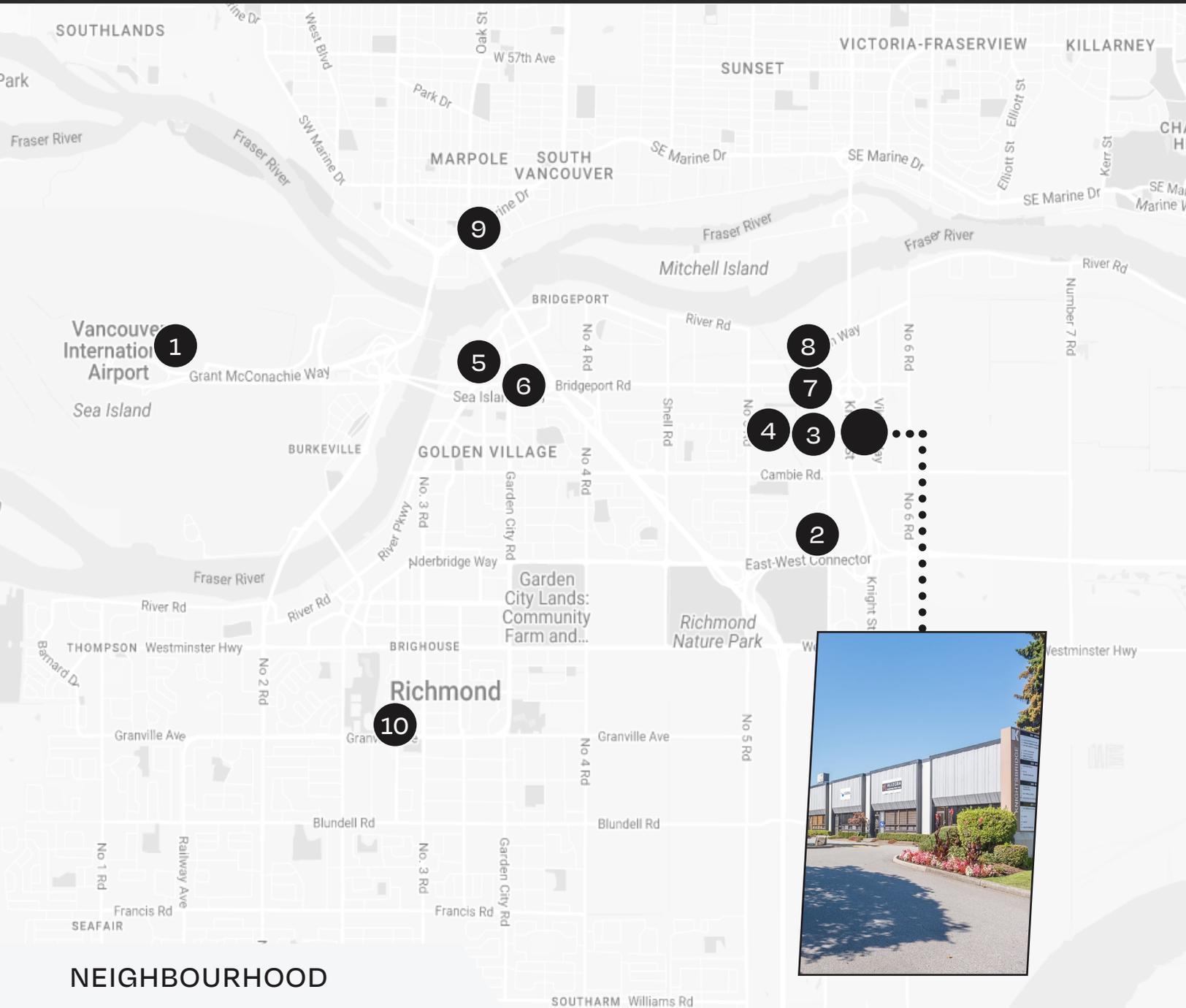
FLOOR PLAN*

UNIT 10

18,215 SF (APPROX.)



**Floor plan is for illustrative purposes only*



NEIGHBOURHOOD

- | | |
|------------------------------------|--------------------------------------|
| 1. Vancouver International Airport | 6. Costco Wholesale |
| 2. Tim Hortons | 7. Staples |
| 3. IKEA Richmond | 8. The Home Depot |
| 4. Trail Appliances Richmond | 9. Marine Drive Canada Line SkyTrain |
| 5. Bridgeport Canada Line SkyTrain | 10. CF Richmond Centre |



For more information, please contact:



Christopher O'Neill

Personal Real Estate Corporation

ASSOCIATE VICE PRESIDENT

+1 604 764 0907

christopher@floorspace.ca

FLOORSPACE // 900 WEST HASTINGS ST., SUITE 520, VANCOUVER, BC CANADA, V6C 1E5 // WWW.FLOORSPACE.CA

THIS DOCUMENT HAS BEEN PREPARED BY FLOORSPACE COMMERCIAL INC. FOR ADVERTISING AND GENERAL INFORMATION ONLY. ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES WE DEEM RELIABLE, AND WE HAVE NO REASON TO DOUBT ITS ACCURACY; HOWEVER, NO GUARANTEE OR RESPONSIBILITY IS ASSUMED THEREOF, AND IT SHALL NOT FORM ANY PART OF FUTURE CONTRACTS. PROPERTY INFORMATION IS SUBMITTED SUBJECT TO ERRORS AND OMISSIONS AND ALL INFORMATION SHOULD BE CAREFULLY VERIFIED. ANY INTERESTED PARTY SHOULD UNDERTAKE THEIR OWN INQUIRIES AS TO THE ACCURACY OF THE INFORMATION. ALL MEASUREMENTS QUOTED HEREIN ARE APPROXIMATE. THIS PUBLICATION IS THE COPYRIGHTED PROPERTY OF FLOORSPACE COMMERCIAL INC. AND/OR ITS LICENSOR(S). COPYRIGHT © 2025 FLOORSPACE COMMERCIAL INC.