

2580 Viscount Way, Richmond

30,500 SF freestanding dock loading warehouse fronting Knight Street



Contact Us

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For Lease

2580 Viscount Way
Richmond, BC

PROPERTY FEATURES

CEILING HEIGHT

20'

LOADING

Oversized door with 2 dock positions

ELECTRICAL CAPACITY

3-phase, 600A power

PARKING

20 surface stalls

ZONING

Light Industrial (IL)

LAB/PRODUCTION IMPROVEMENTS

- 30 clean rooms with automatic sliding doors, some of which have dust collections systems and floor drains
- Change room and equipment wash down room per floor
- HEPA air filtration

PROPERTY DETAILS

LAND SIZE

212.5 x 194.3 = 0.98 acres

AVAILABILITY

Immediate

BUILDING SIZE

Warehouse	19,800 SF
Ground Fl Lab	5,400 SF
2nd Fl Lab	5,300 SF
Total	30,500 SF
Mezzanine area free of rent	

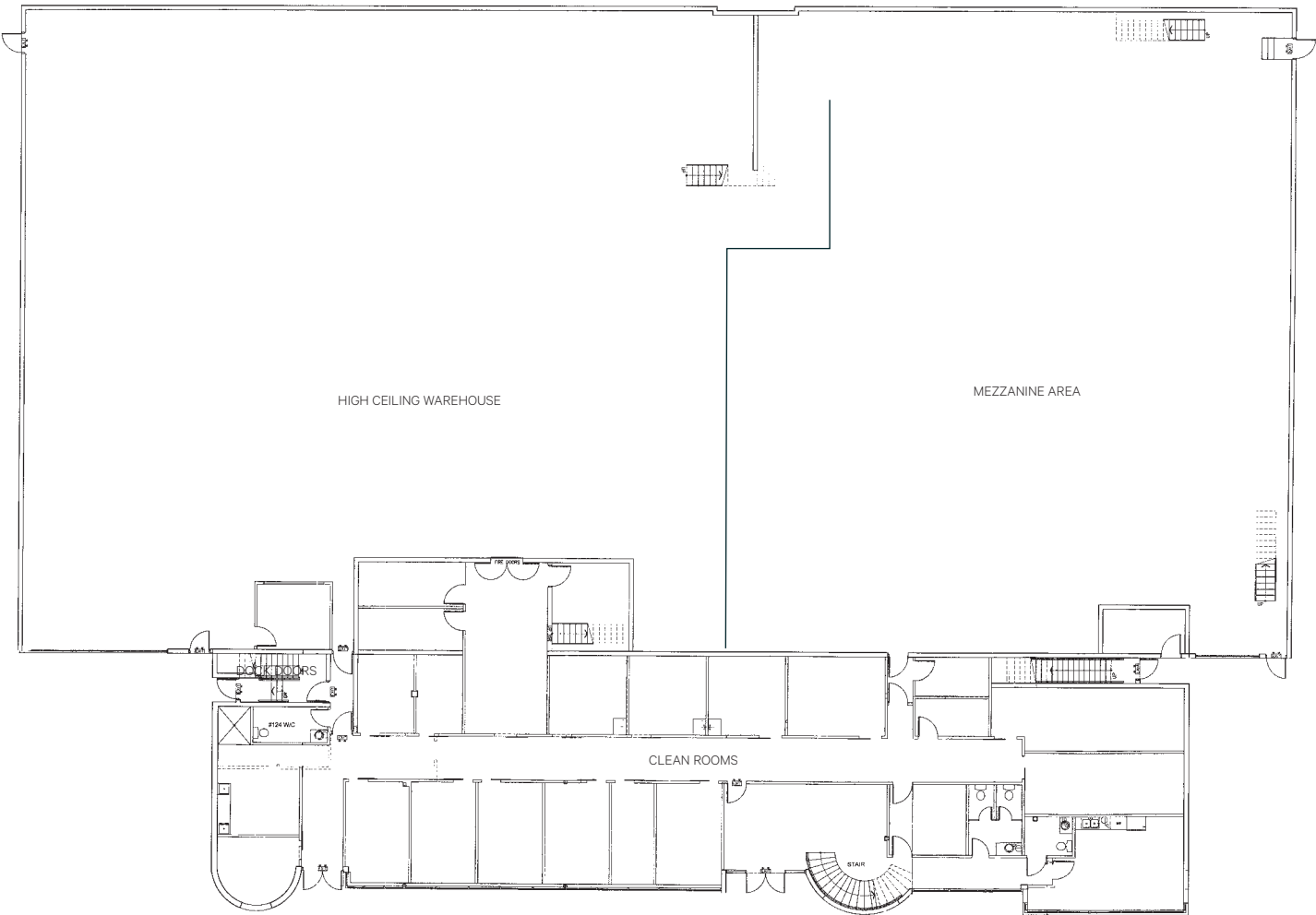
TAXES & OPERATING COSTS?

\$4.58 PSF (2025 est.)

LEASE RATE

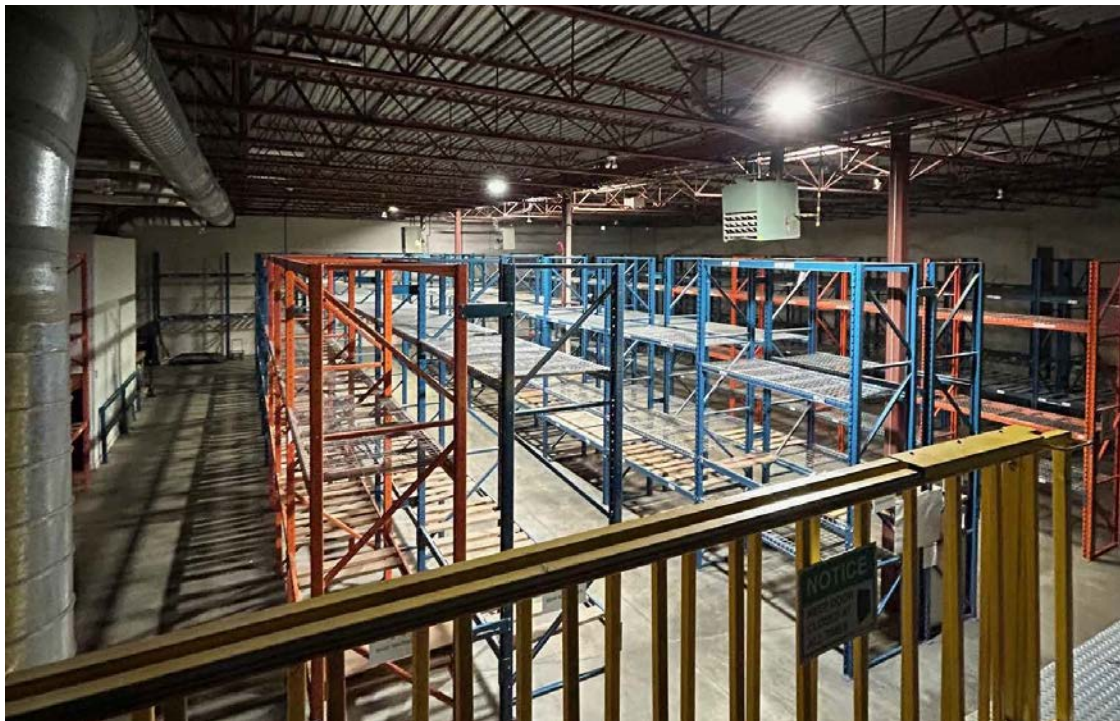
~~\$22.00 PSF~~

\$19.00 PSF



High exposure location on Knight Street

- + High exposure signage opportunity to both north/southbound traffic on the Knight Street bridge with an average of **100,000 + vehicles** crossing daily.
- + Many amenities along Bridgeport Road: restaurants, shopping, bank, daycare and more.
- + Quick access to rapid transit and the Knight Street Bridge.

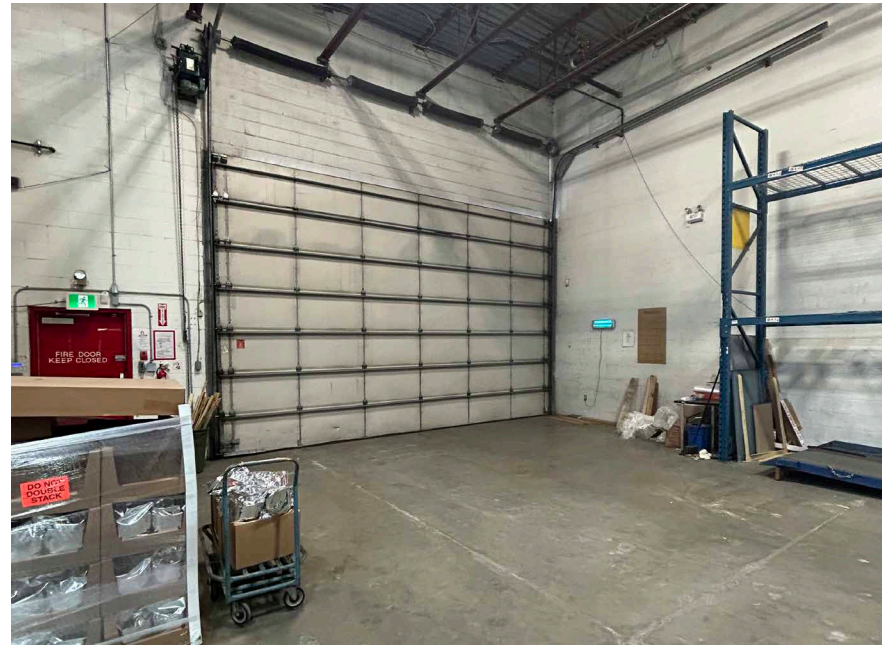


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CBRE

Property Photos



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High exposure Knight Street location



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