

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 DETAILS

LAND SIZE	BUILDING SIZE	TAXES & OPERATING COSTS?
212.5 x 194.3 = 0.98 acres	Warehouse 19,800 SF Ground Fl Lab 5,400 SF 2nd Fl Lab 5,300 SF	\$4.58 PSF (2025 est.)
AVAILABILITY		LEASE RATE
Immediate	Total 30,500 SF <i>Mezzanine area free of rent</i>	\$22.00 PSF \$19.00 PSF

PROPERTY FEATURES

CEILING HEIGHT

20'

LOADING

Oversized door with 2 dock positions

ELECTRICAL CAPACITY

3-phase, 600A power

PARKING

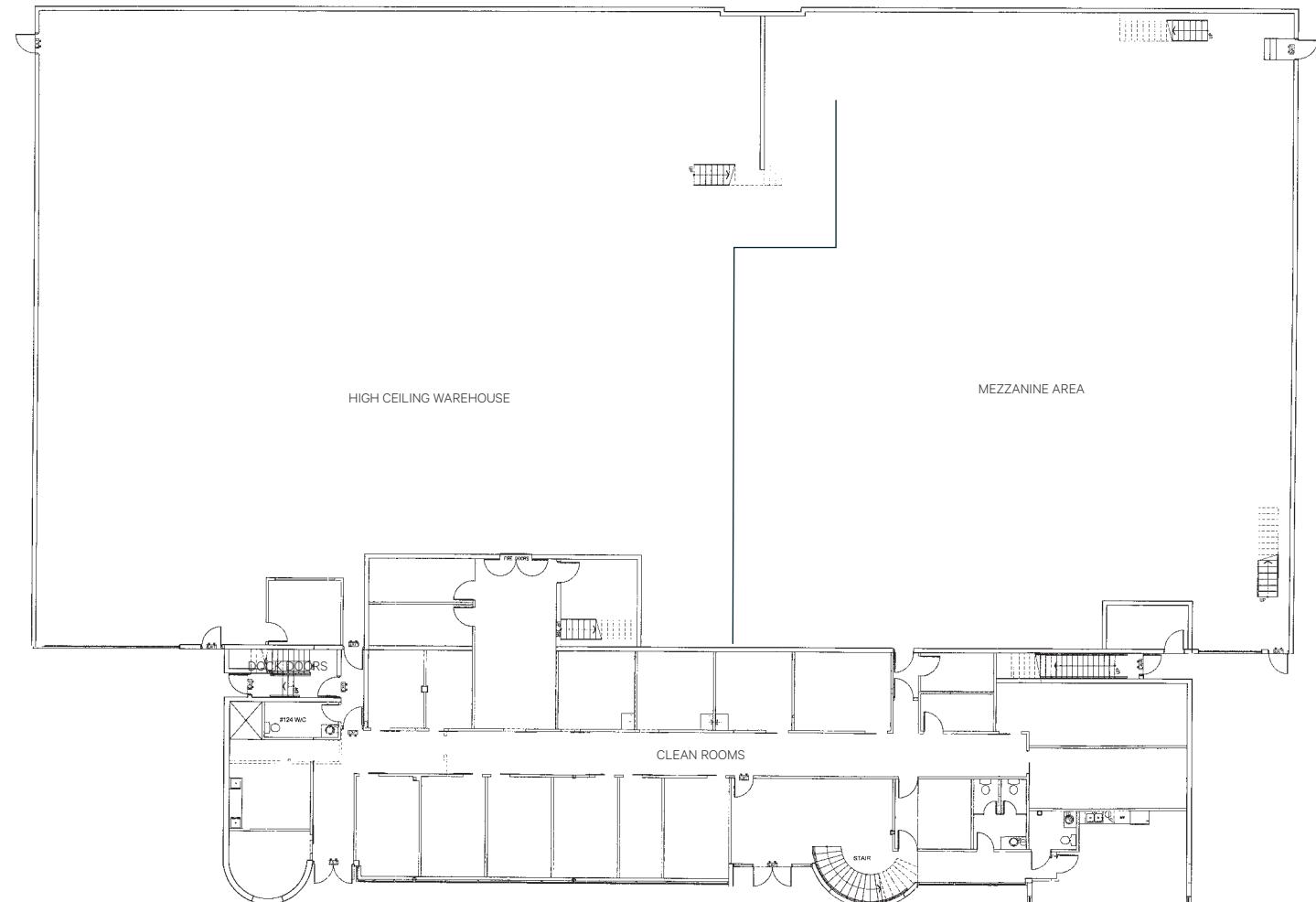
20 surface stalls

ZONING

Light Industrial (IL)

LAB/PRODUCTION IMPROVEMENTS

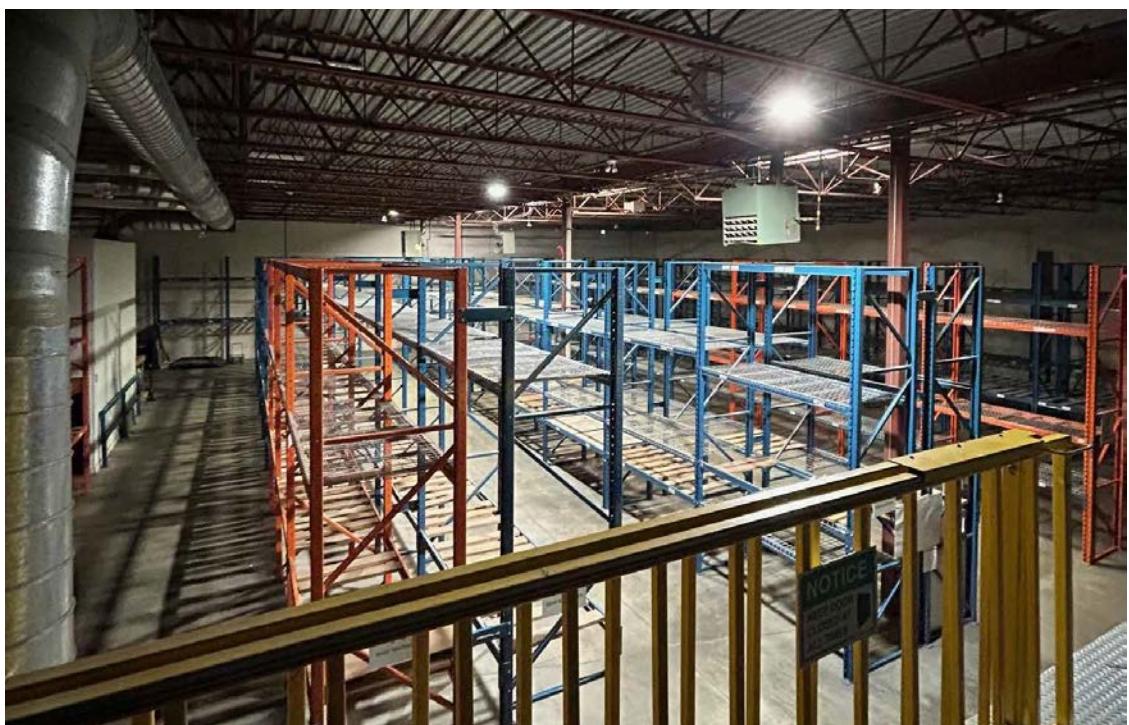
- 30 clean rooms with automatic sliding doors, some of which have dust collections systems and floor drains
- Change room and equipment wash down room per floor
- HEPA air filtration



Not to scale

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.

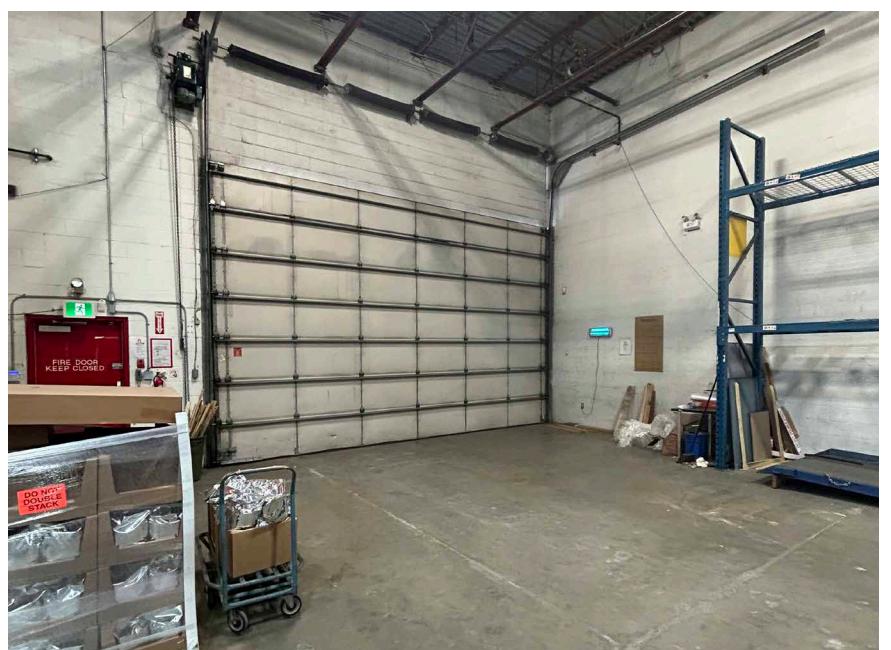
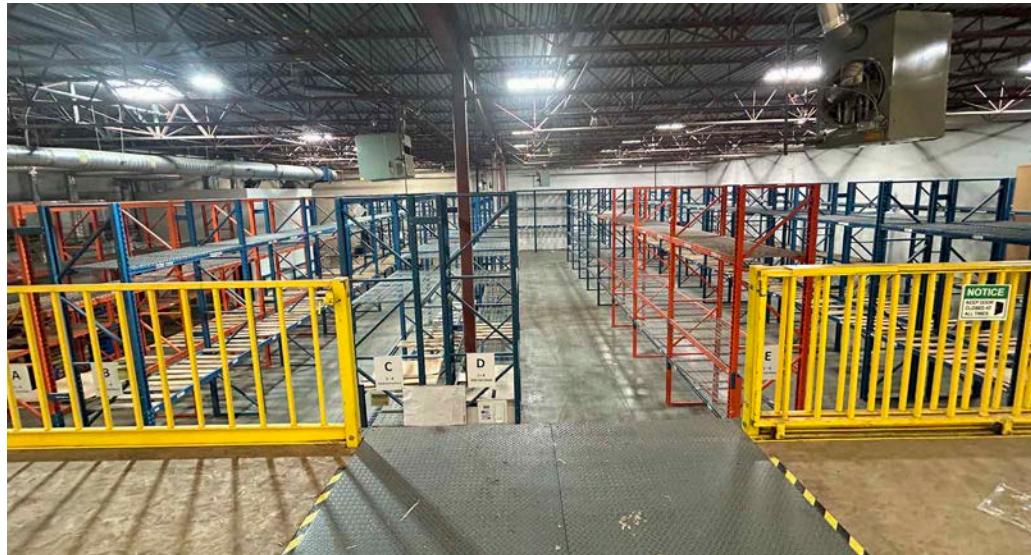


For Lease

CBRE

2580 Viscount Way
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Property Photos



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High exposure Knight Street location



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