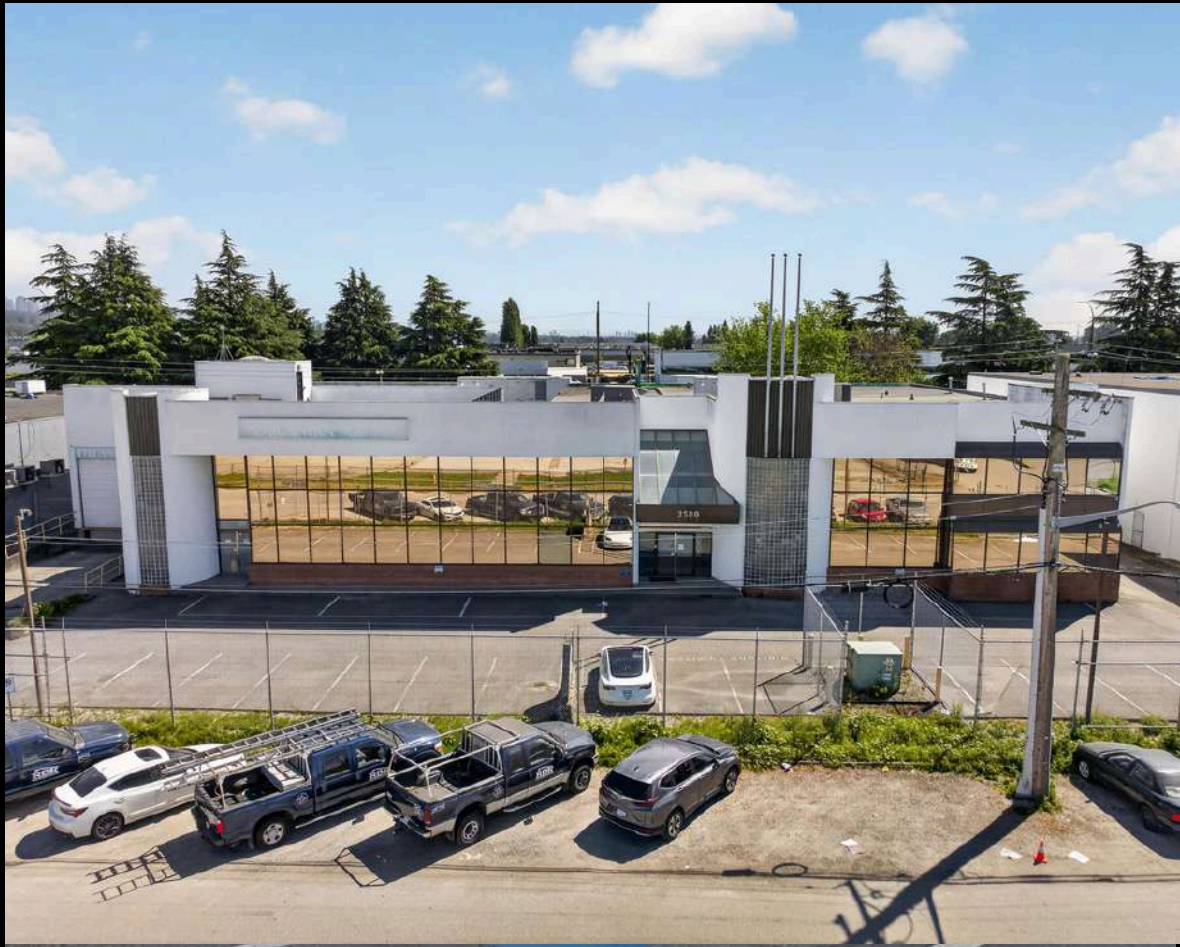


**30,500 SQ.FT. INDUSTRIAL
(+ RENT FREE MEZZANINE) ON 0.98 ACRES**



2580 VISCOUNT WAY RICHMOND, BC

Devin Roberts, Sales & Leasing Representative
604.354.7160 | devinroberts@rlpcommercial.com

Royal LePage® Brent Roberts Realty, Brokerage
9965 152 Street Unit #6B, Surrey, BC
604.585.7653
Independently Owned & Operated

FOR SALE OR LEASE

\$17.50 + 5.00/ sf (2026 est.)

Inquire for sale pricing

Property Features

- 19,800sf warehouse + 10,700sf lab/production space over 2 levels + +/- 8,000sf rent-free mezzanine
- 20' clear span
- State-of-the-art production facility with specialized infrastructure
- 3-phase, 600-amp electrical service
- 20+ on site surface parking
- oversized dock loading bay
- 34+ clean lab/multi purpose rooms + office, lunchroom, washrooms
- Fully sprinklered throughout
- High-exposure with frontage along Knight St Bridge
- Centrally located with quick access to Hwy 91,9, and to Vancouver



PROPERTY OVERVIEW

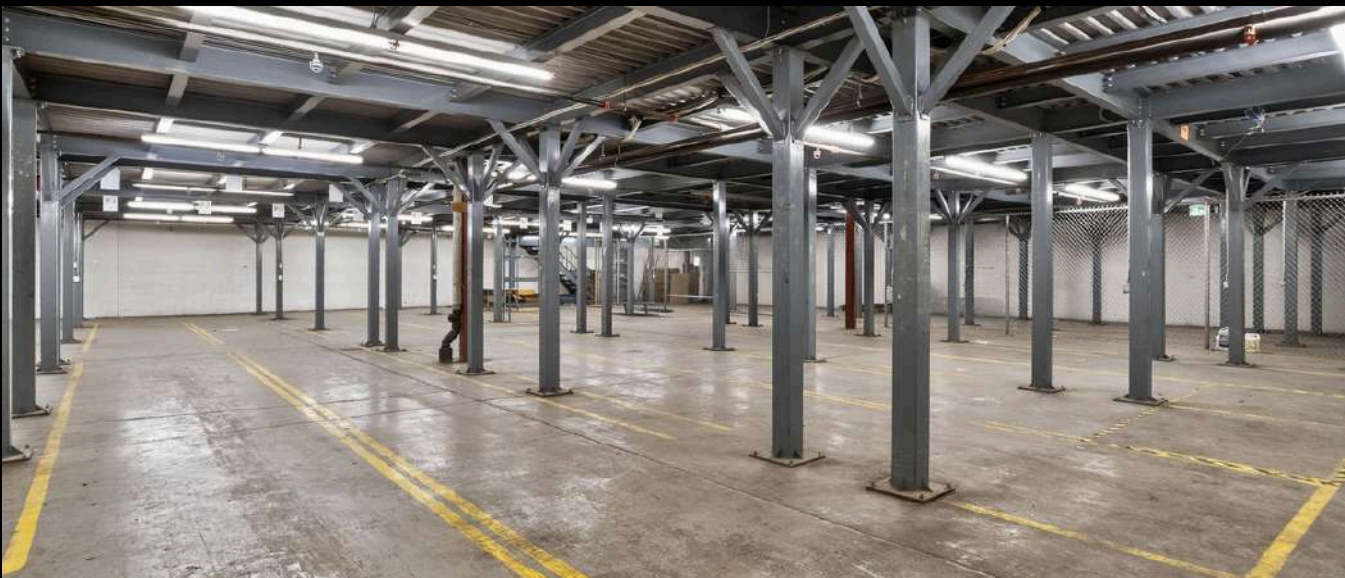
PROPERTY PHOTOS



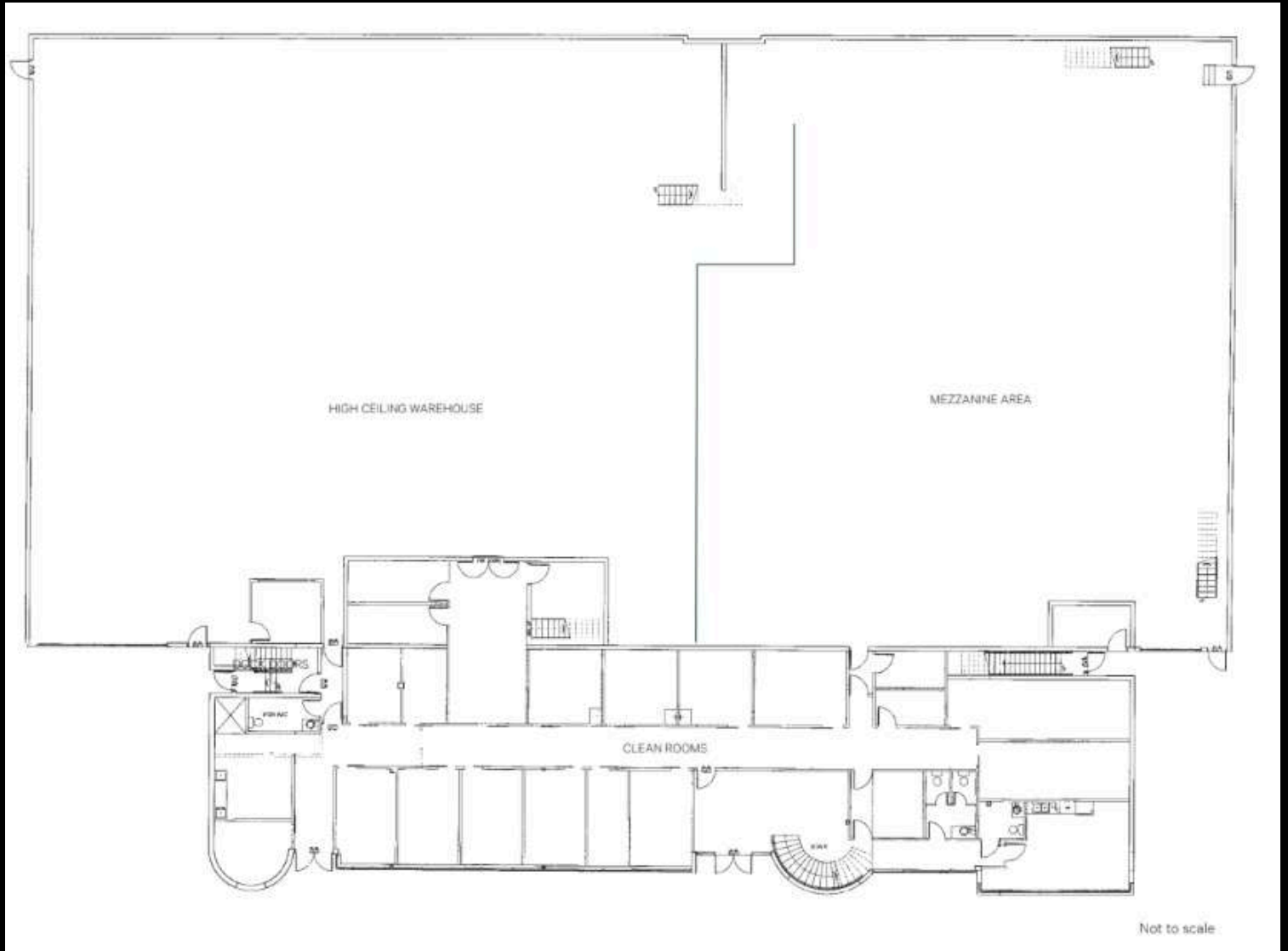
PROPERTY PHOTOS



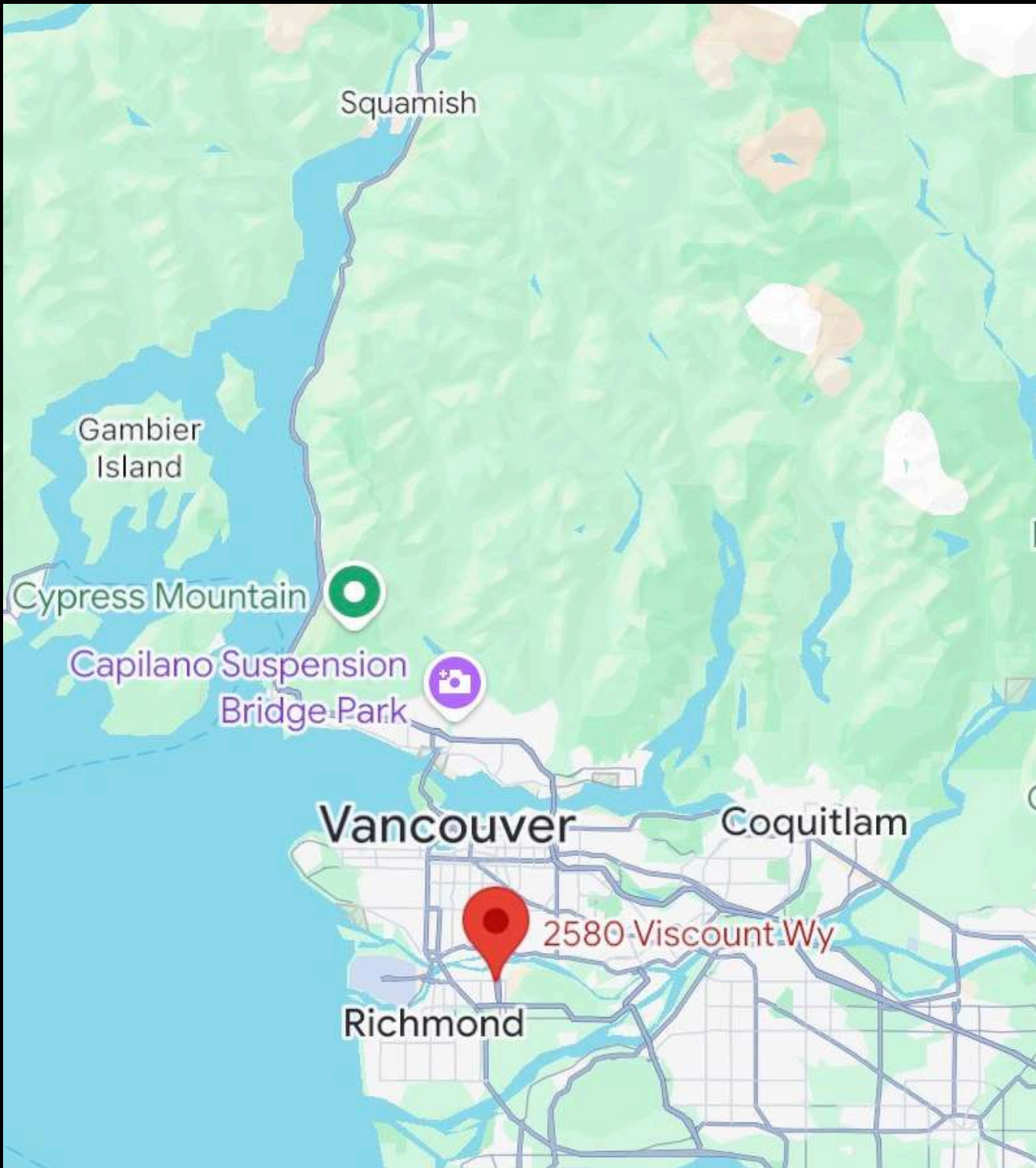
PROPERTY PHOTOS



PROPERTY FLOOR PLAN



LOCATION MAP



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