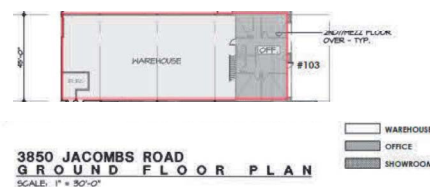
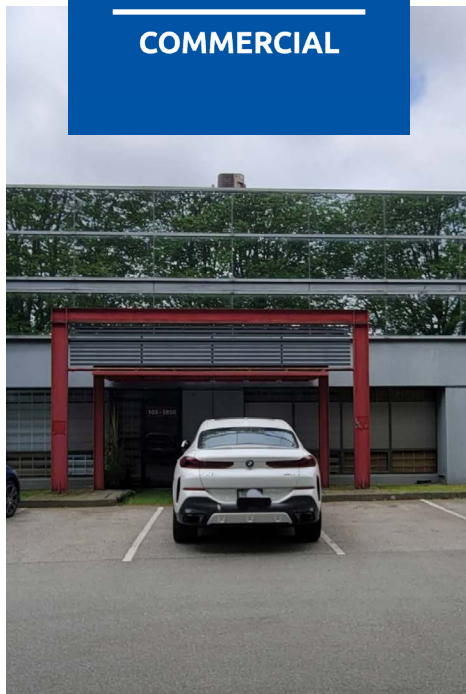


FOR SUBLEASE



103-3850 Jacombs Rd, Richmond, BC

INDUSTRIAL SPACE AVAILABLE

Key West Business Park, located in the core of north Richmond industrial area, immediately next to IKEA, has excellent access to major routes such as Knight Street, Highway 91/99, and great exposure. Two dock loadings and enough area for 53' containers maneuvering, 20' ft clear ceiling, fully sprinklered, newly professionally renovated office with HVAC, ample parking, and IB1 zoning allow a wide range of uses.

Yang Yang

Personal Real Estate Corporation

604.418.8246

yang.yang@macdonaldcommercial.com

Size

5,245 SF, with professionally renovated showroom

Zoning

IB1 permitting a wide variety of usage [\[more information\]](#)

Ceiling Height

20 ft.

Loading

Two (2) docks at the rear, ample space for 53 ft. containers

Parking

Available at the front and back

Basic Rent

Starting at \$23.5

Additional Rent

CAM: \$3.95; Tax: \$3.01; plus a 4% management fee calculated on gross rent (2025)