

FOR LEASE

JACOMBS BUSINESS CENTRE

3771 Jacombs Rd, Richmond, BC

Ideally Located Dock-loading Flex Industrial Space



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OPPORTUNITY

Jacombs Business Centre offers an excellent opportunity to lease versatile units of approximately 3,000 sf featuring dock loading, 22' clear ceilings, tilt-up construction, and gas-fired heating, making them ideal for efficient light-industrial, distribution, or last-mile delivery operations.

The flexible Industrial Business Park zoning (IB-1) supports a broad range of uses—perfect for small to mid-size businesses and startups looking for adaptable space with immediate functionality. Built for logistics efficiency, this is a rare chance to establish in a central, well-connected location.

3,000 sf

Dock Loading

22' Clear Ceilings

Gas-fired Heating



BUILDING HIGHLIGHTS

- » Modern tilt-up concrete and steel construction
- » One dock loading door per unit
- » 22-foot clear ceiling height
- » Finished office space with HVAC
- » Gas-fired unit heaters
- » Full sprinkler system
- » Three-phase power
- » Generous on-site parking with dedicated truck marshalling areas designed to accommodate 53-foot trailers efficiently

LOCATION

Jacombs Business Centre is ideally situated in Richmond's Crestwood Industrial area with quick access to Knight Street, Bridgeport Road, Highway 91 and Highway 99. Ten minutes from YVR and under 30 minutes to downtown Vancouver, the U.S. border, and the Fraser Valley, the location is highly connected for distribution and last-mile delivery. Across from IKEA and surrounded by major retailers such as Home Depot and Trail Appliances, the property benefits from strong exposure and nearby amenities. Public transit access adds convenience for employees and customers, making Jacombs Business Centre a prime choice for growing businesses.



ZONING

IB-1

BASE RENT

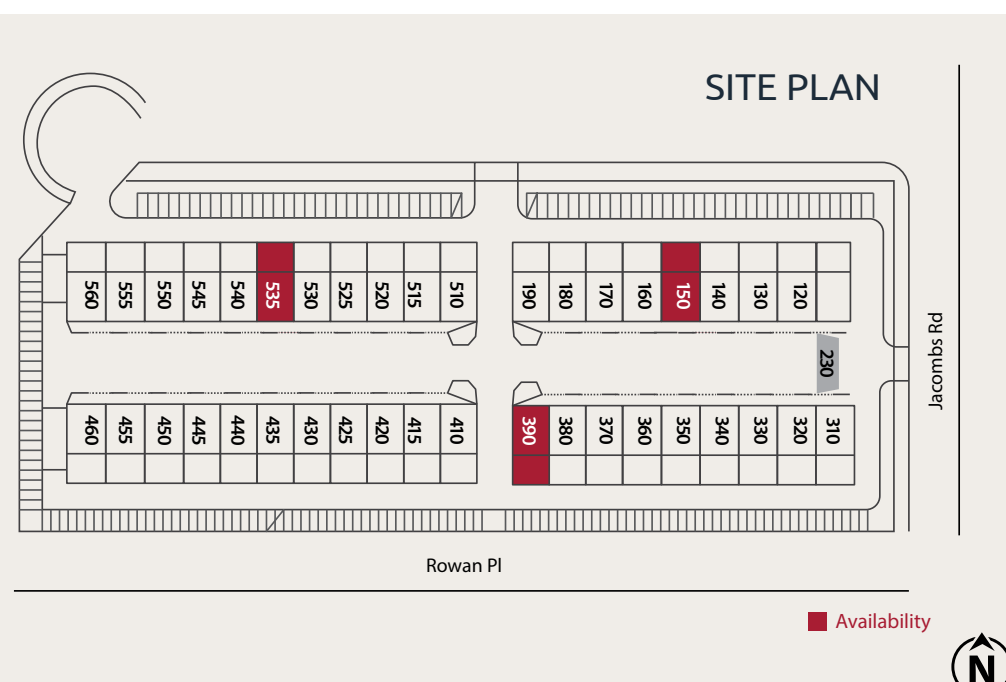
Contact Listing Agents

ADDITIONAL RENT (2025)

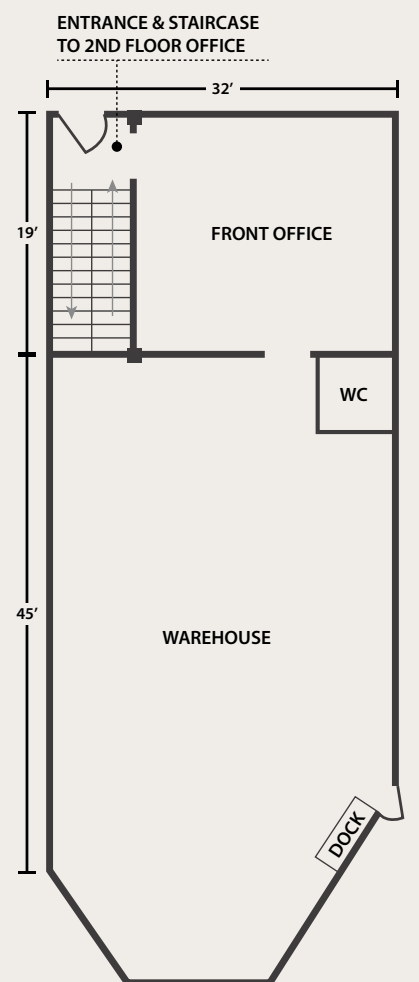
\$6.61 PSF + Management Fee (5% of base rent) + applicable tax

AVAILABILITY

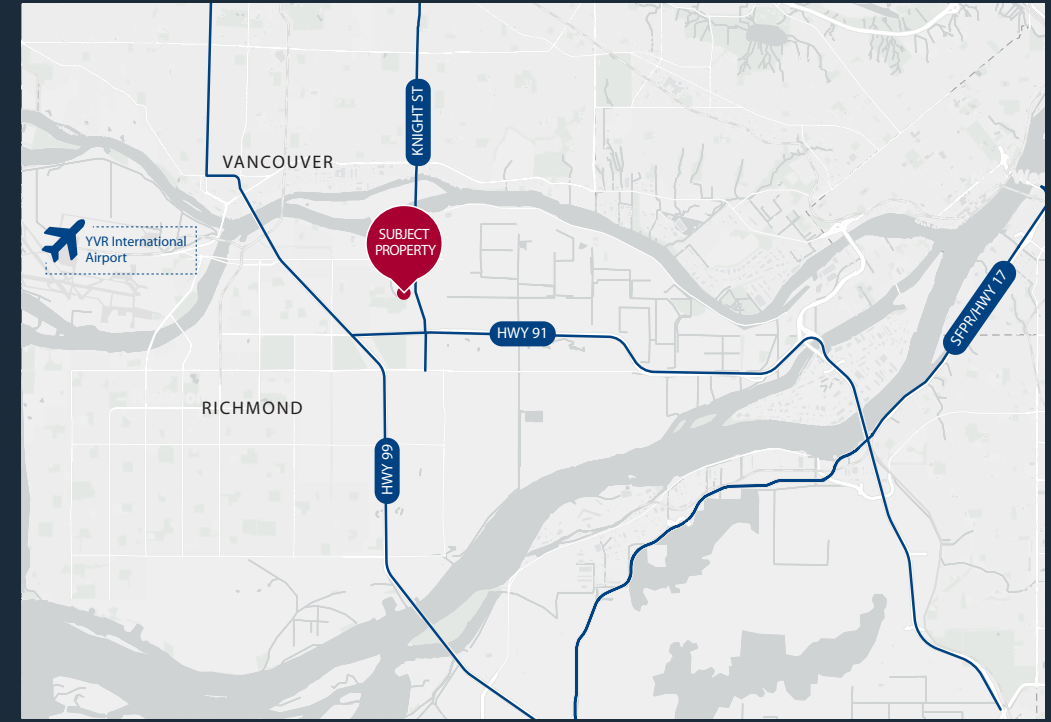
Unit #	Leaseable Area	Availability
Unit 150	3,003 SF	March 1, 2026
Unit 390	2,943 SF	September 1, 2026
Unit 535	2,927 SF	Immediate



SAMPLE UNIT FLOORPLAN



UNIT 140



UNIT 535



Travel Times

CITIES

Delta	Burnaby	Surrey	Downtown Vancouver
19 min	24 min	26 min	23 min

TRANSPORTATION

HWY 99	HWY 91	YVR	HWY 17
5 min	15 min	15 min	30 min
USA Border	Port of Vancouver		
32 min	39 min		





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