



Colliers



3331

Unit 8 - 3331 Viking Way, Richmond

**3,360 SF** Warehouse & Office  
with Dock Loading **For Lease**

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# Salient Facts



## CIVIC ADDRESS

Unit 8 - 3331 Viking Way, Richmond

## BUILDING AREA\*

Existing Mezzanine Warehouse	3,360 SF
<b>TOTAL</b>	<b>3,360 SF</b>

*\*approximate and should be verified*

## CEILING HEIGHT

21' clear in warehouse

## LOADING

One (1) 10' x 10' dock door

## ZONING

IB-1 (Industrial Business Park)

## ADDITIONAL RENT (EST. 2026)

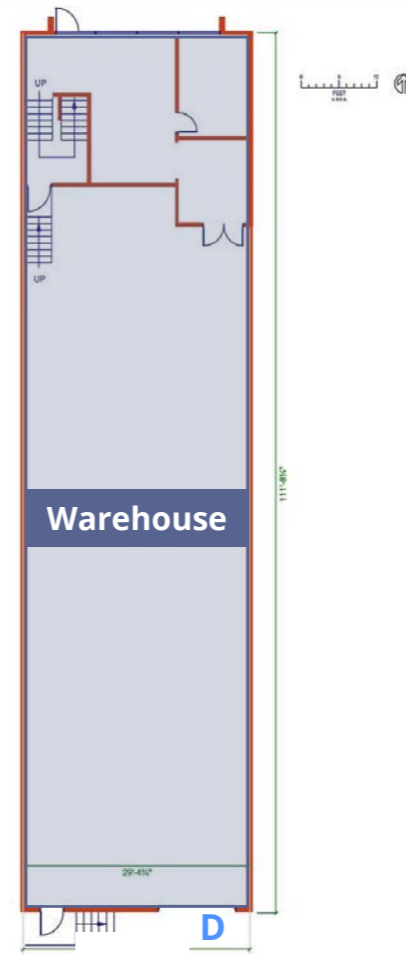
\$7.44/SF, including management fee

## ASKING LEASE RATE

Please contact listing agents

## AVAILABLE

Immediate



**D** = Dock Loading Door



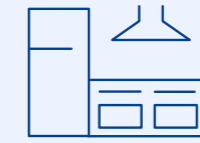
# Features



Excellent property maintenance and landscaping



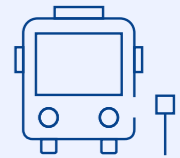
One (1) washroom



Kitchenette



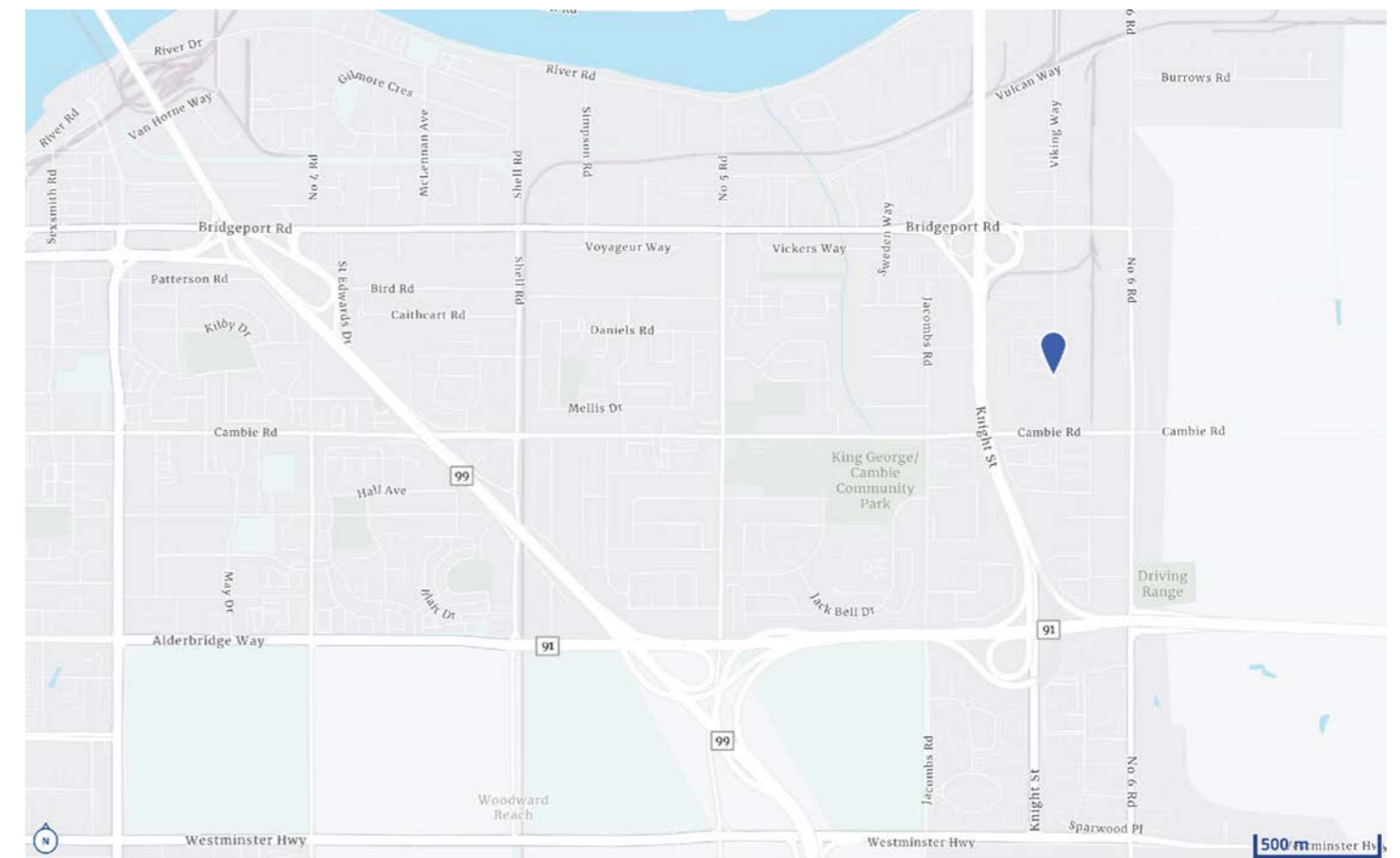
Four (4) reserved parking stalls, plus loading



Bus transit located immediately adjacent to property

# Location

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond, Knightsbridge Business Park is located near both Bridgeport Road and the Knight Street Bridge. The park's central location offers quick and easy access to Vancouver and Burnaby to the north via Knight Street, or Delta, the Fraser Valley, and the US/Canada border to the south and east via Highways 91 and 99.



The Colliers logo is a dark blue rectangle with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.

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