

VIKING CROSSROADS



COMING TO RICHMOND

Viking Crossroads is a two building 200,000 square foot first-class development situated on the high profile corner location of Viking Way and Cambie Road.

The project provides occupiers the unique opportunity to secure quality warehouse space in the prestigious Crestwood industrial area of North Richmond.

Businesses will receive unparalleled access to major arterial routes while benefiting from premium building specifications to maximize efficiency.



PREMIUM BUILDING FEATURES



CONSTRUCTION

Insulated concrete tilt-up



WASHROOM

Accessible ground floor washroom per unit



SPRINKLERS

ESFR sprinklers system



POWER

3888 Viking Way:
100A 347/600V
3900 Viking Way:
200A 347/600V



LIGHTING

High efficiency LED



LOADING

3888 Viking Way:
One (1) 12' x 14' grade door per unit
3900 Viking Way:
Two (2) 8'6" x 10' dock doors per unit
One (1) 12' x 14' grade door per unit



CEILING HEIGHTS

3888 Viking Way: 32'
3900 Viking Way: 36'



WARRANTY

12 months



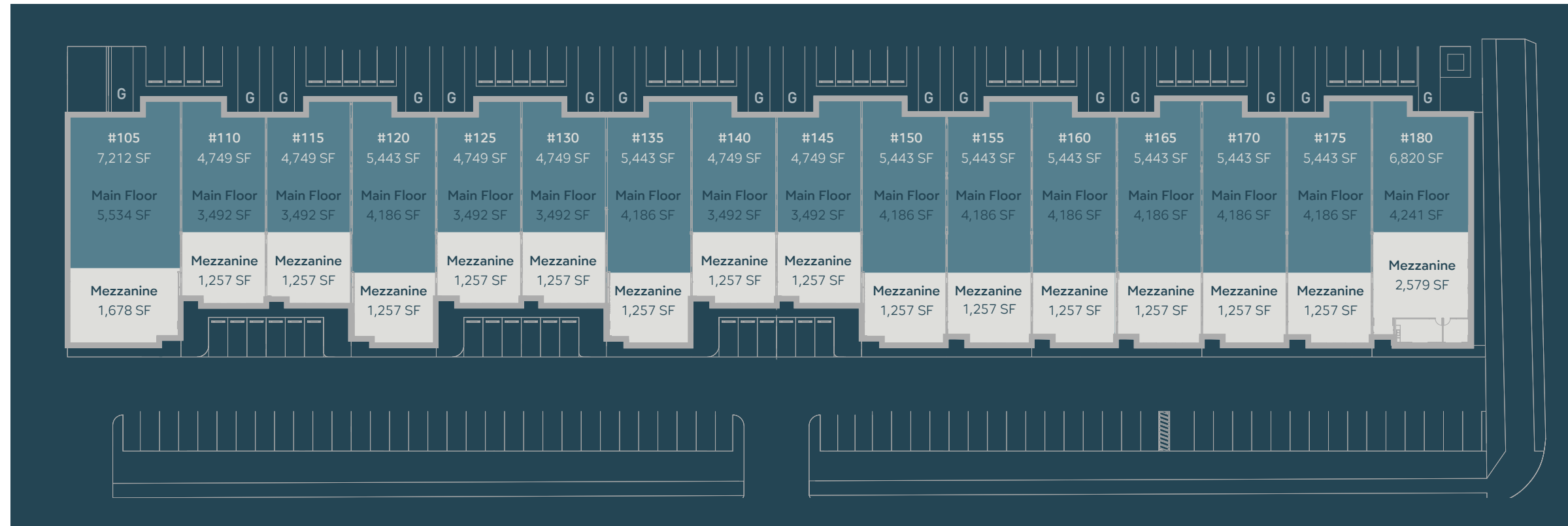
HEATERS

Gas-fired unit heaters

YOUR BUSINESS GROWS HERE

Viking Crossroads, the newest cutting-edge industrial strata development in North Richmond will feature two buildings, offering a range of unit sizes and diverse loading capabilities to meet various business needs. The project's strategic location and superior design set it apart in the industrial real estate market.

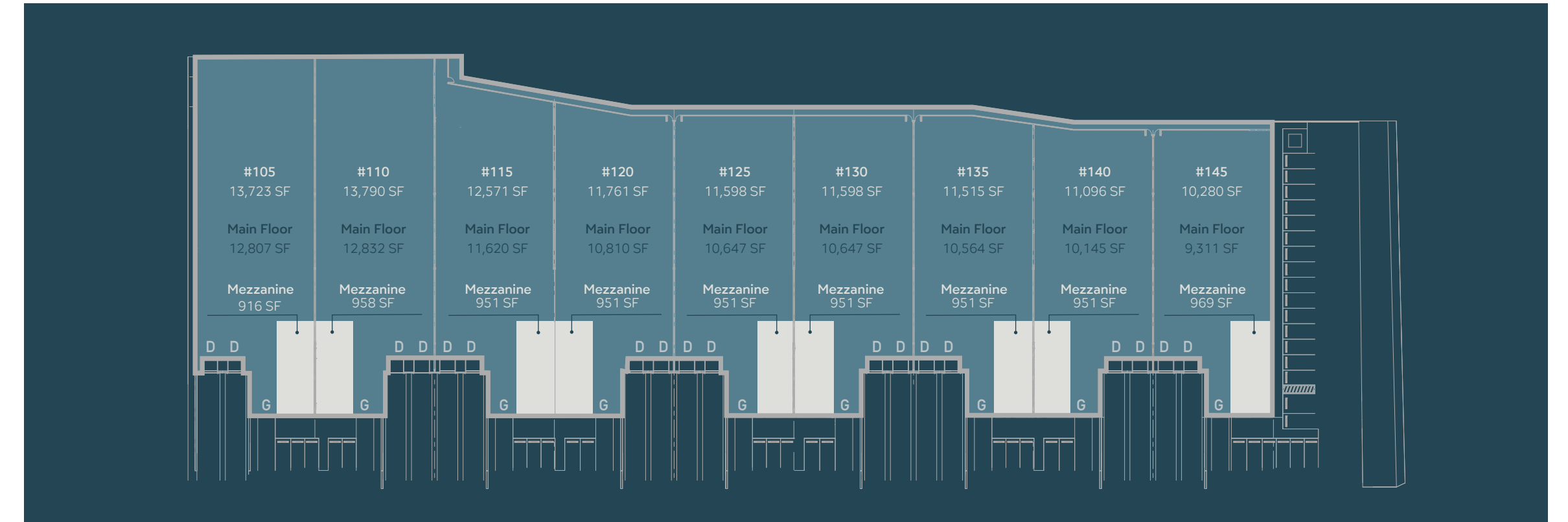
3888 VIKING WAY SITE PLAN

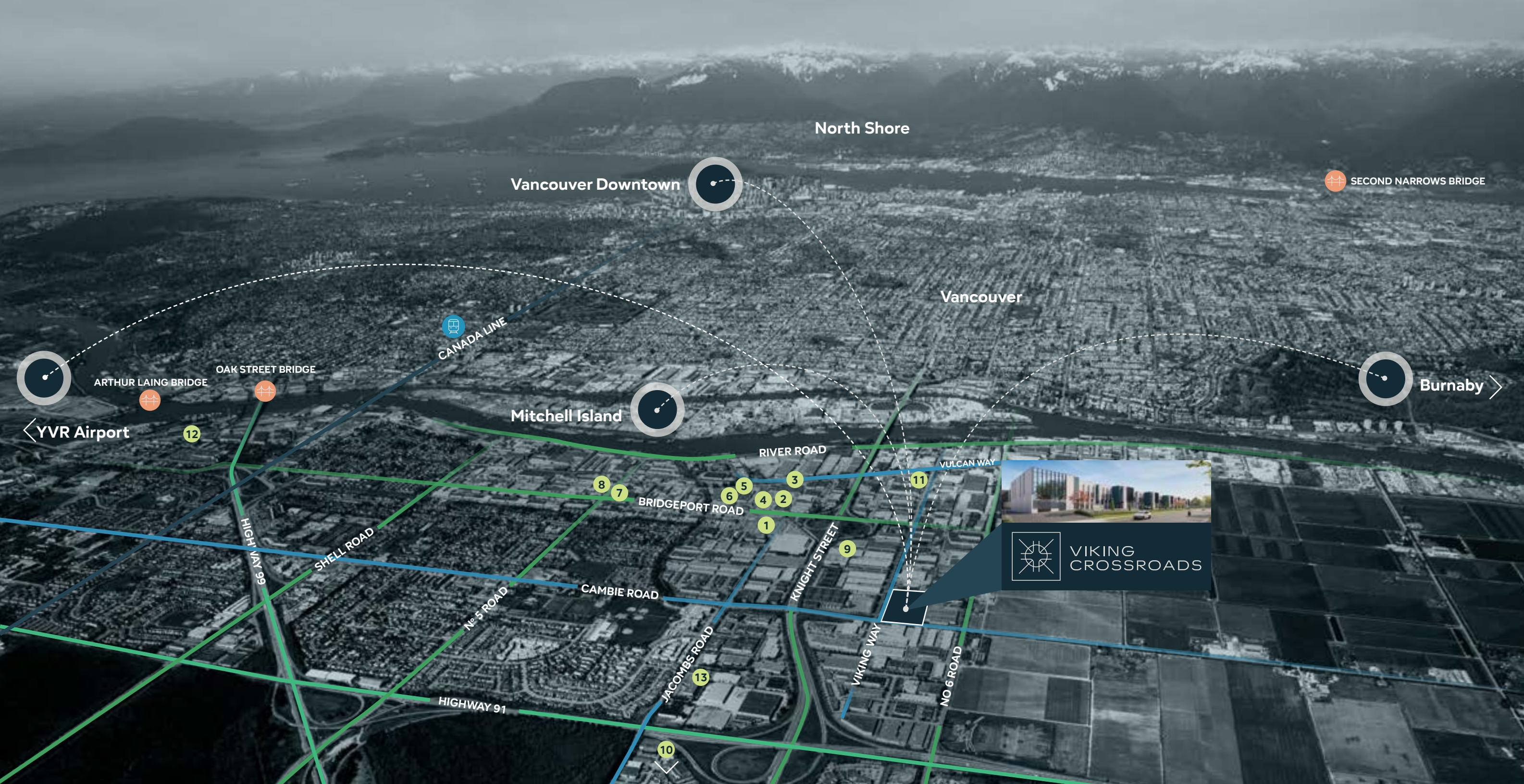


Viking Crossroads is located within Richmond's Industrial Business Park (IB1) Zoning, which permits a range of general industrial uses.

- General industrial
- Warehousing
- Contractor service
- Indoor recreation
- Office
- Restaurant
- Distribution
- Manufacturing




3900 VIKING WAY SITE PLAN





AT THE HEART OF NORTH RICHMOND

Demographics (5 Km)

-  Household income **CA\$111,460**
-  Population **181,263**
-  Labour force **47,850**

Amenities

- | | |
|---------------------|--------------------------------------|
| 1 IKEA | 7 Chevron |
| 2 Staples | 8 Wendy's |
| 3 Home Depot | 9 Boy with a Knife Restaurant |
| 4 McDonald's | 10 Richmond Auto Mall |
| 5 Leon's | 11 Coca-Cola |
| 6 Starbucks | 12 Costco |
| | 13 Tim Hortons |

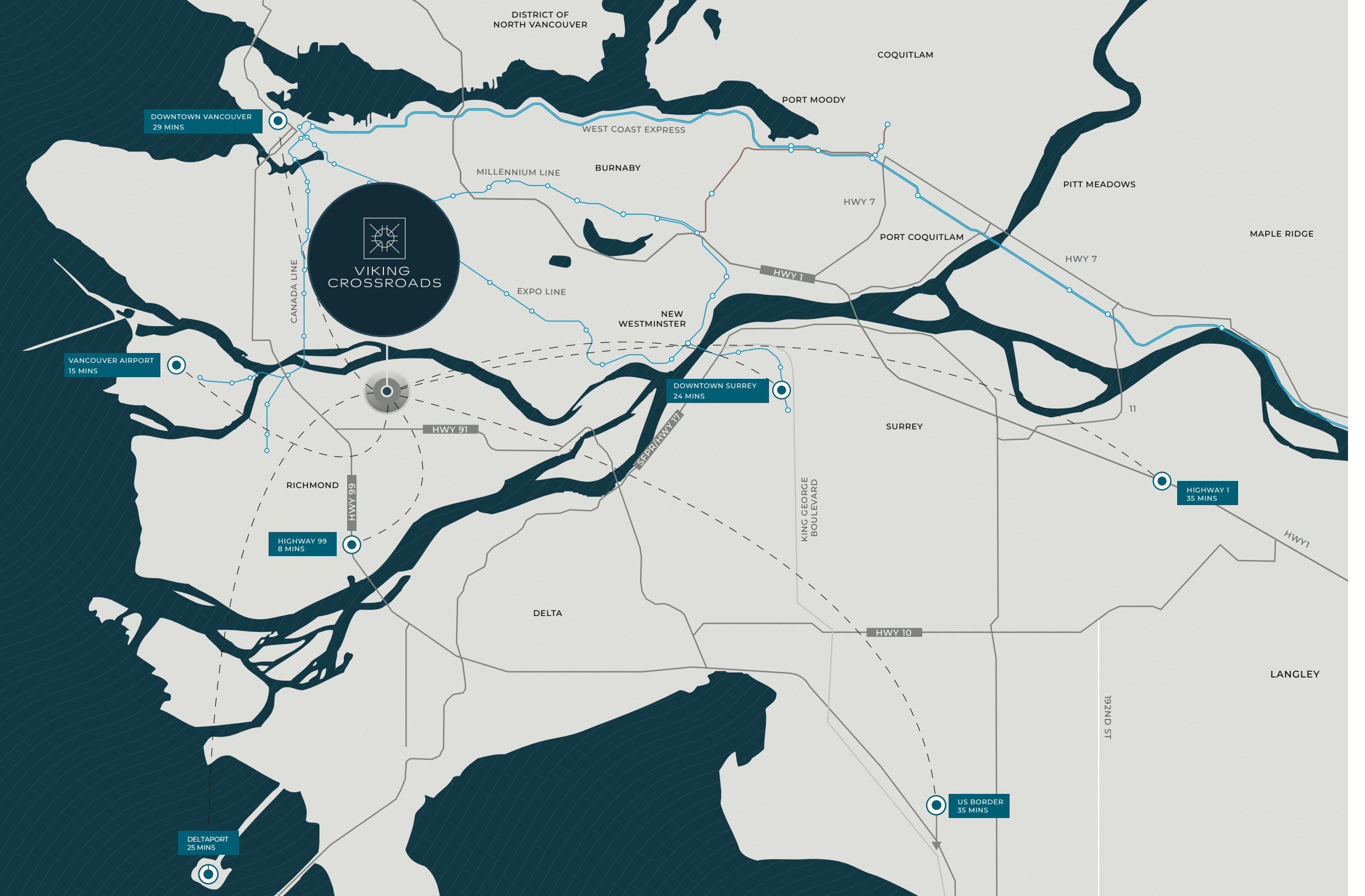
BENEFIT FROM SEAMLESS ACCESS TO MAJOR TRANSPORTATION ARTERIES

Viking Crossroads is situated in the prestigious Crestwood area directly located at the northeast corner of Viking Way and Cambie Road one block east of Knight Street. This location offers easy access to Bridgeport Road, Highways 91 and 99 with a quick connection to Highway 17. North Richmond is centrally located in the Lower Mainland and is home to many prominent companies.



Travel Times

Highway 91	2 Min
Highway 99	8 Min
YVR Airport	15 Min
Canada line	16 Min
Surrey	24 Min
Burnaby	25 Min
Deltaport	25 Min
Vancouver Downtown	29 Min
Canada/US Border	35 Min





UNLOCK THE FULL POTENTIAL OF YOUR BUSINESS

Viking Crossroads offers an impressive selection of twenty-five (25) strategically located and exceptionally designed strata industrial units, ranging from small to large bays and totaling approximately 200,000 square feet of space

The development consists of two buildings, each providing a diverse array of unit sizes and loading options. With efficient and modern floor plans, these units cater to a wide range of company needs and business requirements. This is a unique opportunity to own or lease premium strata industrial space in North Richmond without any compromises.



PROJECT TEAM

Developed by



For over 40 years, Wesfab has been a family-run business specializing in commercial property development, management, and business ownership. Now in its third generation, Wesfab continues to build and operate successful ventures, creating properties that are purposeful, intentional, and functional.

Construction by



Wales McLelland has over 50 years of building innovation in the commercial and industrial sectors. Wales delivers buildings of unparalleled quality no matter how complex the build. They have completed over 500 projects specially designed to meet the needs of commercial and industrial companies.

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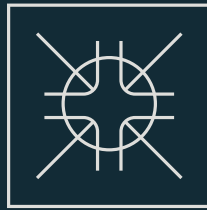


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