

FOR SUBLEASE

180 15355 Knox Way,
Richmond, BC V6V 1L5

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OVERVIEW

The building is constructed with a structural steel frame and concrete block walls, complemented by corrugated metal panel cladding. It offers a clear ceiling height ranging from 26 to 27 feet and is equipped with 3 drive-in doors, ensuring efficient loading and operational flexibility. Accessibility is enhanced by four points of ingress and egress, facilitating smooth traffic flow for tenants and visitors.

The IL zone provides for a range of general industrial uses, with a limited range of compatible uses. The property features two main electrical panels, supporting both 480V and 240V power systems. This setup ensures reliable electrical distribution, accommodating a range of industrial and commercial equipment requirements.

PROPERTY DETAILS

Location	180 15355 Knox Way, Richmond
Industrial Warehouse Space	7,586 SF
Storage Space	4,234 SF
First Floor Office Space	2,000 SF
Second Floor Private Entrance Office	5,214 SF
Zoning	IL - Light Industrial
Year Built	1977
Asking Lease Rate	Contact Listing Agent
Additional Rent	\$6.82 (2025 Estimate)



PROPERTY FEATURES



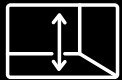
Location

Easy access to Hwy91/99, Knight Bridge, and YVR Airport.



Power

480V 30 3W Main Panel X
240V 10 3W Main Panel 2A
240V 10 3W Main Panel 2D



Ceiling Height

27 FT



Loading

3 Grade Loading Doors



Features

Skylight window, fully renovated floor, A/C kitchenette, washrooms etc.



Zoning

IL- Light Industrial



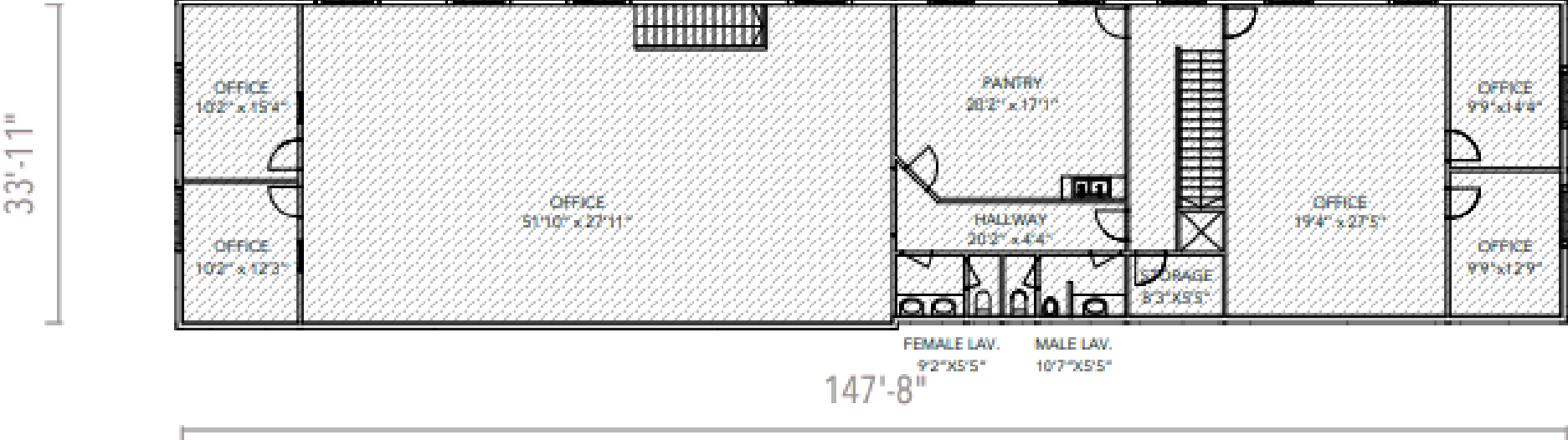
INTERIOR PHOTOS

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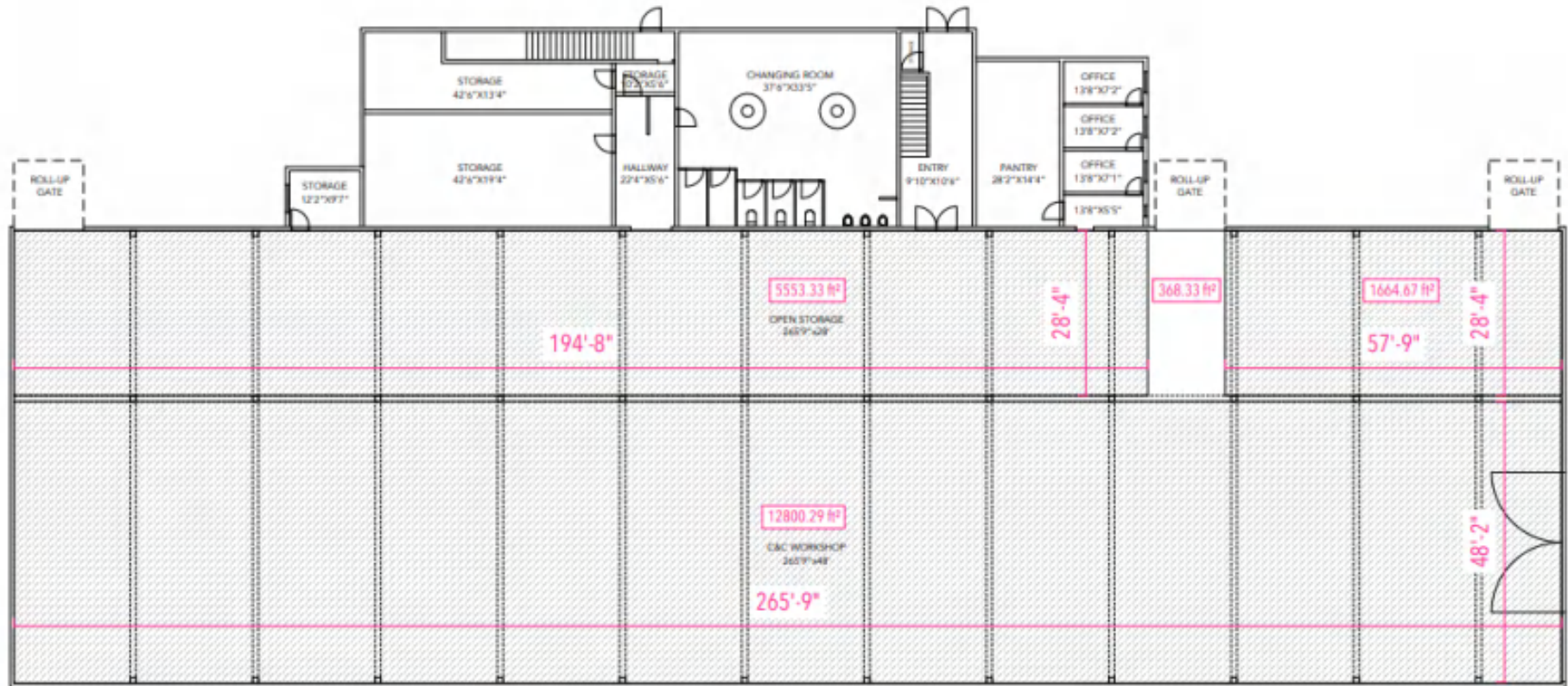


FLOOR PLAN - UPPER LEVEL

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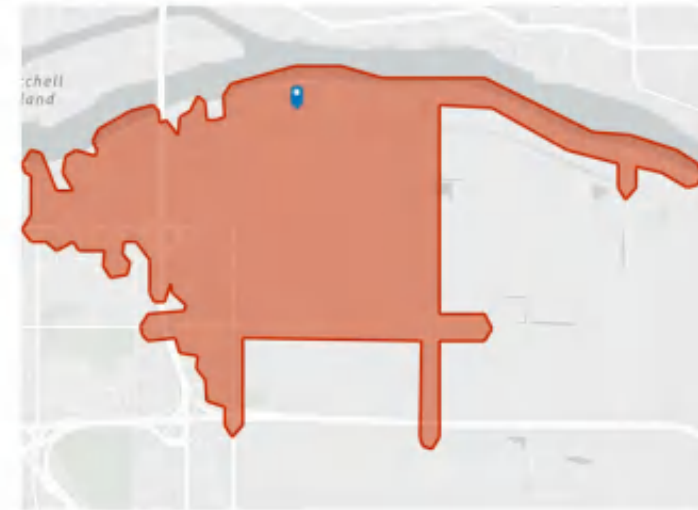
FLOOR PLAN - LOWER LEVEL



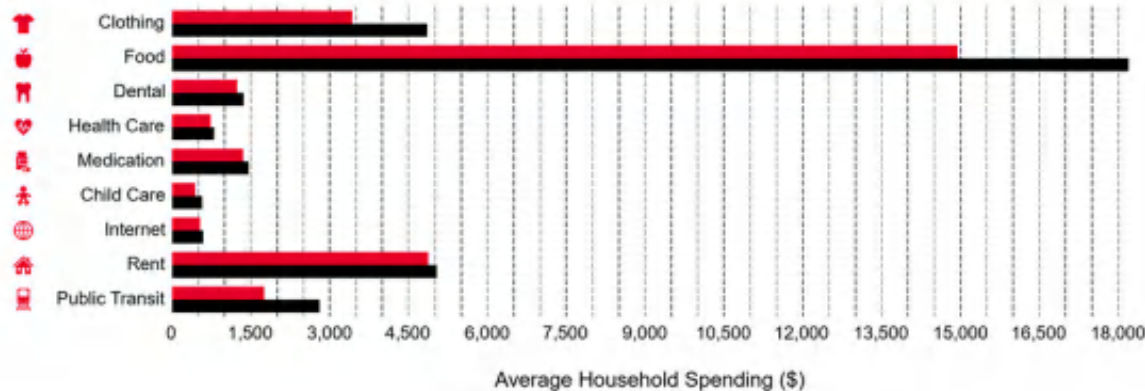
The area calculation will be done in accordance with BOMA 2019 Industrial standard (ANSI/BOMA Z65.2-2019).

DEMOGRAPHICS & SPENDING

5 Min Drive

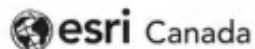
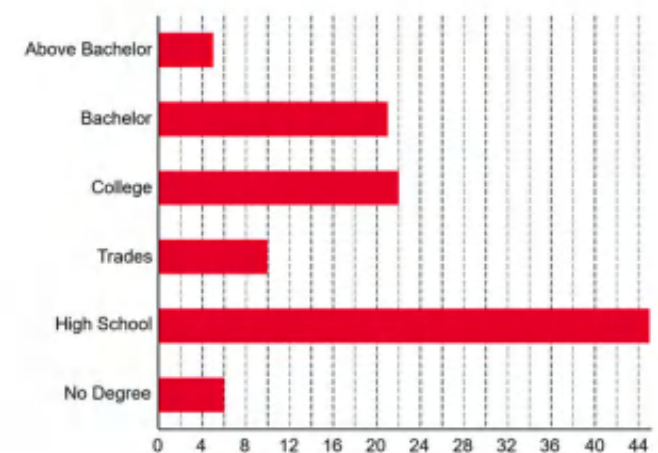


HOUSEHOLD SPENDING



Bars show comparison to V6V (Richmond, BC)

EDUCATIONAL ATTAINMENT



Source: Environics Analytics 2024, based on data collected by Statistics Canada for the current Canadian Census.

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Source: This infographic contains data provided by Environics (2024).



ZONING

IL- Light Industrial

Full Zoning Bylaw:

<https://www.richmond.ca/shared/assets/IL23998.pdf>

Permitted Uses:

- stone processing, manufacturing
- auction, minor
- car or truck wash
- commercial storage
- contractor service
- fleet service
- industrial, general
- industrial, manufacturing
- industrial, warehouse
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling drop-off
- vehicle repair
- vehicle body repair or paint shop



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