



FOR LEASE

INDUSTRIAL / OFFICE SPACE

KEY WEST BUSINESS PARK

3810-3960 Jacombs Road, Richmond, BC V6V 1Y6

wpm WARRINGTON PCI
MANAGEMENT

JOHN FREDERICKSON, SENIOR VICE PRESIDENT, LEASING 604.975.9004 | jfrederickson@warringtonpci.com



PRIME LOCATION IN THE HEART OF RICHMOND

Key West Business Park is strategically situated on the west side of Knight Street, adjacent to IKEA in Richmond. Its excellent access to major transportation routes, including Knight Street, Highway 99, and Highway 91, provides exceptional visibility and exposure.

The business park is centrally located in Richmond, just 30 minutes to downtown, 10 minutes to YVR, 30 minutes to the U.S. border, and 35 minutes to BC Ferries. The multi-building portfolio includes various bay sizes with a combination of warehouse and office and features both grade and dock-level loading doors, 20'+ feet clear ceiling heights and are fully sprinklered. With ample parking and a spacious truck maneuvering area, this site is ideal for a variety of business operations within the IB-1 light industrial zoning, which provides a range of general industrial uses and stand-alone offices.

Available Space

Unit	Area	Type	Availability
3860 Jacombs #101-103,	7,980 SF	Industrial/Office	Immediately
3870 Jacombs #103	15,777 SF	Industrial/Office	November 1, 2026*

* Can be made available earlier with notice

Leasing Rates

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2026)

3860 Jacombs Road
CAM & Property Tax: \$7.65 psf*

3870 Jacombs Road
CAM & Property Tax: \$5.79 psf*

*Does not include management fees.



Unit 101-103

3860 Jacombs Road

Rentable Area: 7,980 SF

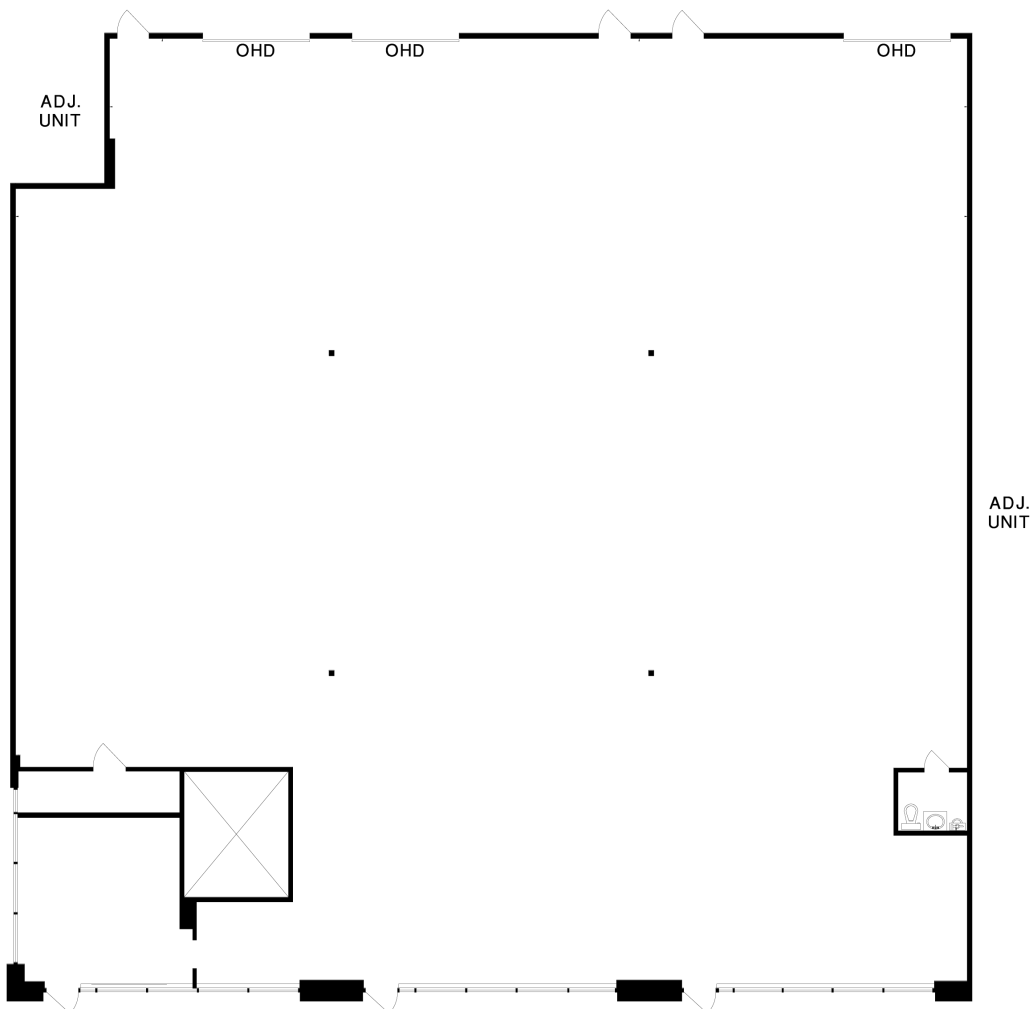
Availability: Immediately

Details:

- Total Number of Dock Doors: 3
- Open Warehouse Layout with Office
- 1 Bathroom
- 21' Clear Ceiling Height

Electrical Specs:

- 225A/240V, 3 Phase/4 Wire
- 250A/600V, 3 Phase/4Wire



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Unit 103

3870 Jacombs Road

Electrical Specs:

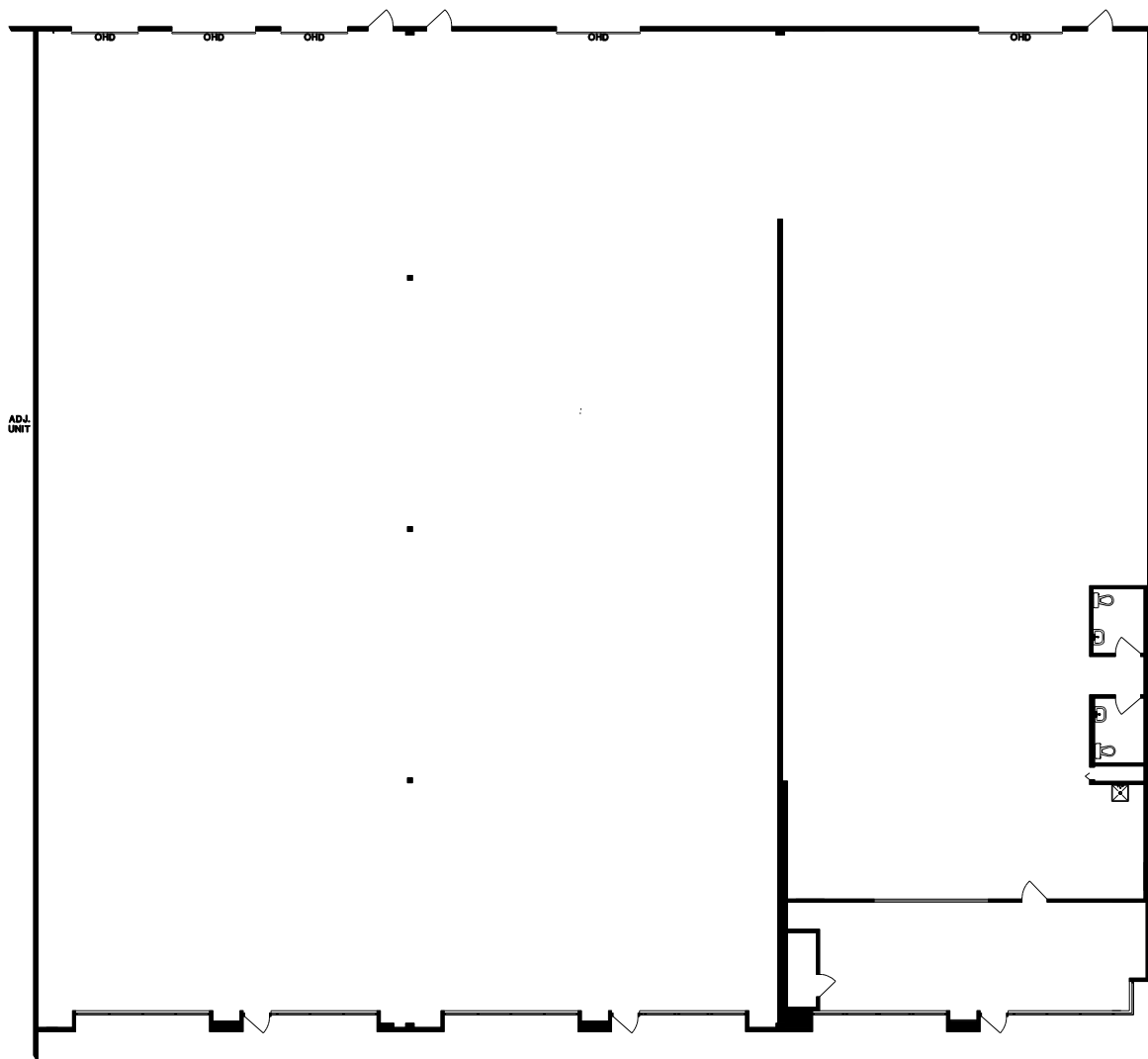
- 125A / 3 Phase (x2)

Rentable Area: 15,777 SF

Availability: November 1, 2026

Details:

- Total Number of Dock Doors: 5
- Open Warehouse Layout with Office/Reception Area
- 2 Bathrooms
- 20' 10" Clear Ceiling Heights



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