WARRINGTON PCI MANAGEMENT

# FOR LEASE

WAREHOUSE WITH SHOWROOM / OFFICE SPACE

47,641 SF

## KEY WEST BUSINESS PARK

3810 Jacombs Road, Richmond, BC V6V1Y6

**JOHN FREDERICKSON**
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KEY WEST BUSINESS PARK | FOR LEASE

# 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
- 35 minutes to BC Ferries

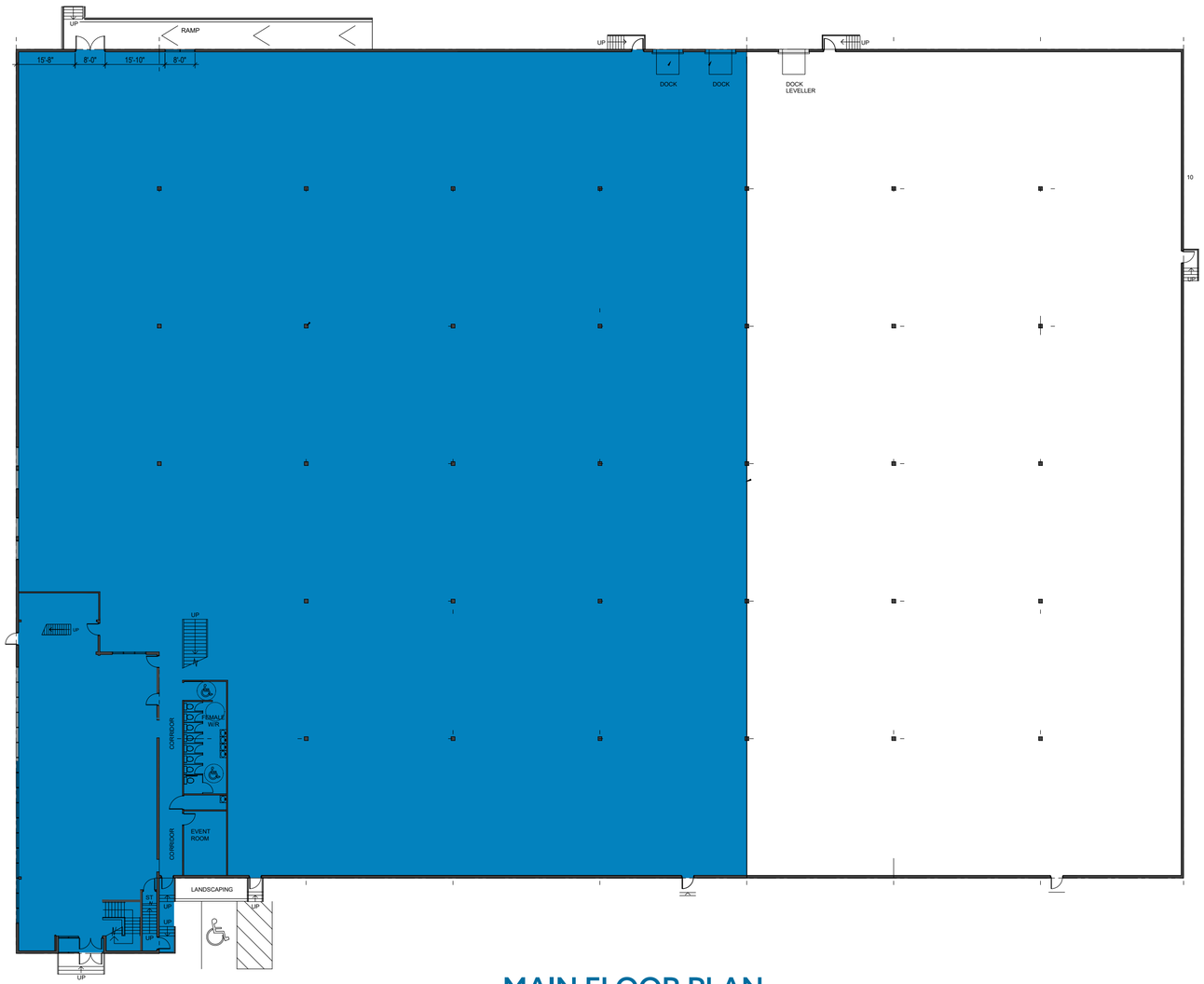
Direct exposure to Jacombs Road with signage opportunities. With ample parking and a spacious truck maneuvering area, this site is ideal for a variety of business operations within the IB-1 light industrial zoning, which provides a range of general industrial uses.

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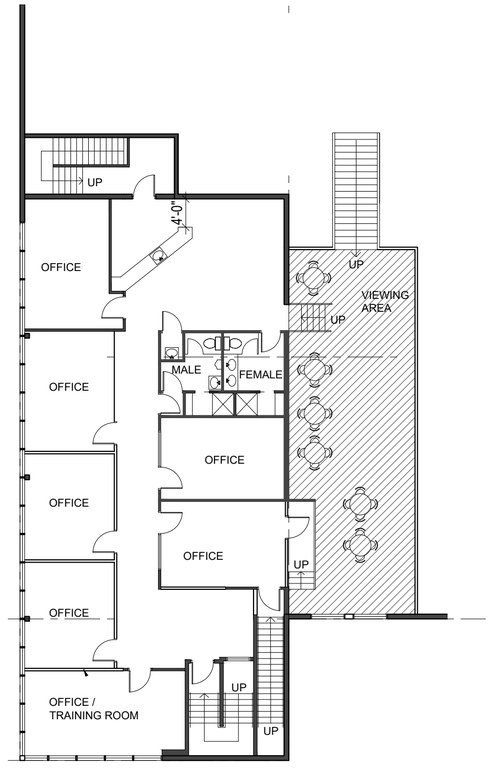


# FLOOR PLAN

## Unit 110 - 3810 Jacombs Road




MAIN FLOOR PLAN




SECOND FLOOR PLAN

## TOTAL AREA BREAKDOWN

### WAREHOUSE
Approximately 41,000 SF

### MAIN FLOOR SHOWROOM
Approximately 2,600 SF

### SECOND FLOOR OFFICE
Approximately 4,041 SF

## DETAIL

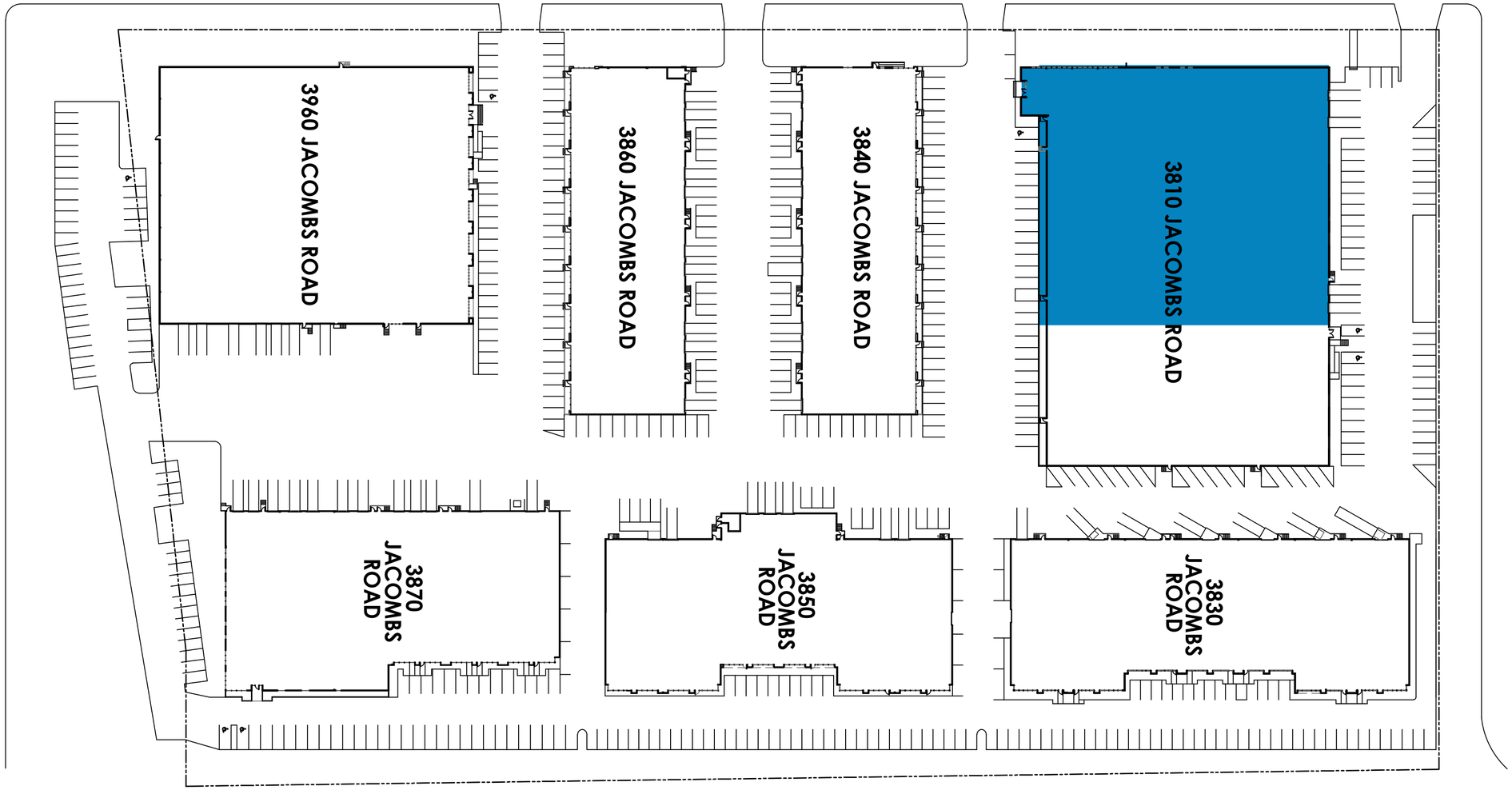
- 20′ clear ceiling height
- 300-amp 3 phase power
- 4 dock level loading doors
- Fully sprinklered
- Available July 1, 2027

Basic Rent: Contact Listing Agent

Additional Rent: $6.75 PSF (2026 Est.)
plus 4% Management Fee

# SITE PLAN

## Key West Business Park



# LOCATION

## Key West Business Park

### NEARBY AMENITIES

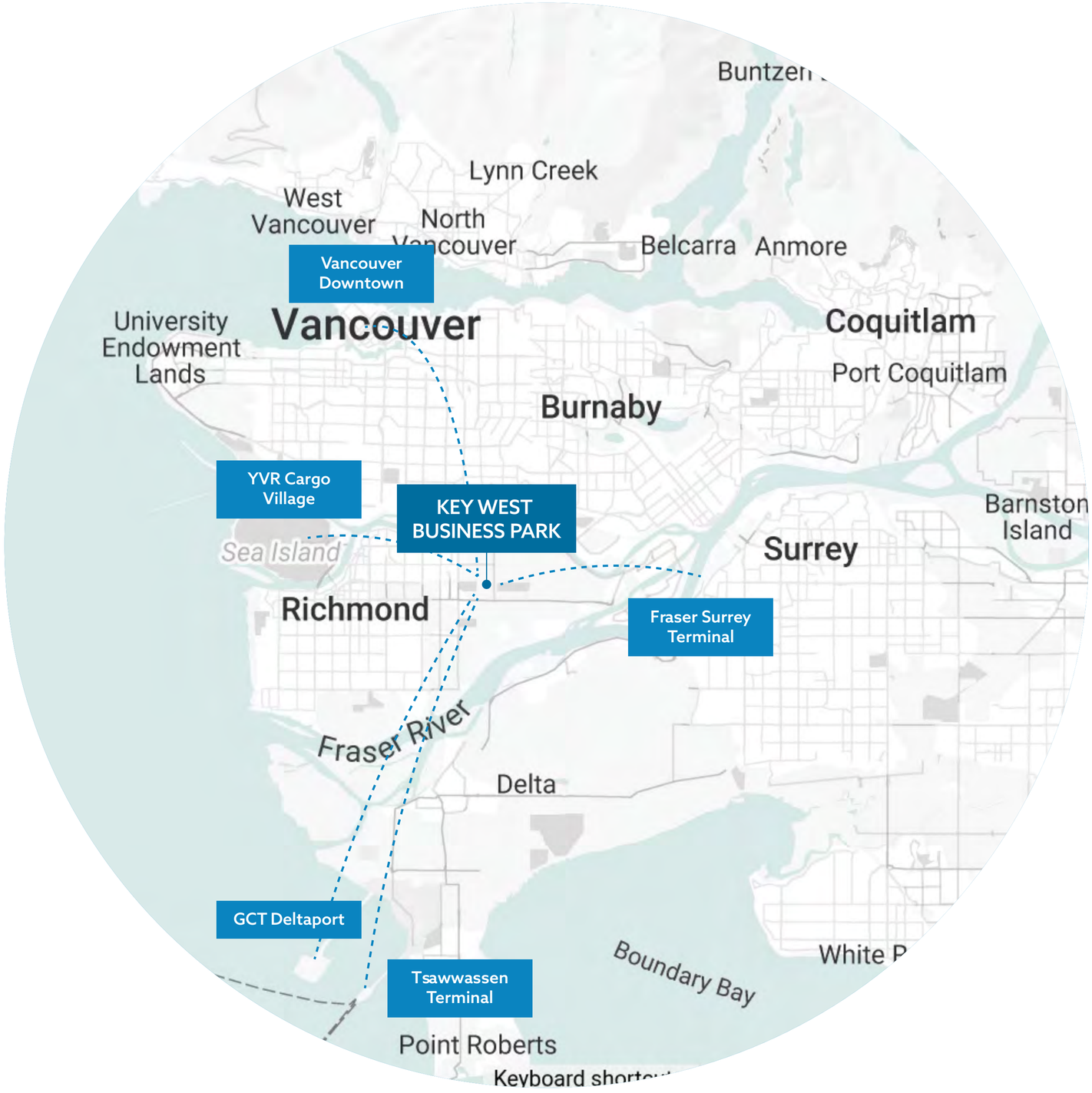
- IKEA Richmond (2-3 min Drive)
- Staples (3-5 min Drive)
- Home Depot (3-5 min Drive)
- Richmond-Brighouse Skytrain Station (10-15 min Drive)

### BUSINESS DESTINATION

- Knight Street Bridge
- Downtown Vancouver
- YVR Cargo Village
- BC Ferries - Tsawwassen Terminal
- Fraser Surrey Terminal
- GCT Deltaport

**77** Walk Score

**54** Transit Score






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