

115 - 15100 KNOX WAY, RICHMOND
WAREHOUSE WITH 18 FT CEILING HEIGHT

**FOR
LEASE**



WILLIAM | WRIGHT

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ONE (1) GRADE LOADING DOOR

18 FT CLEAR CEILING HEIGHT

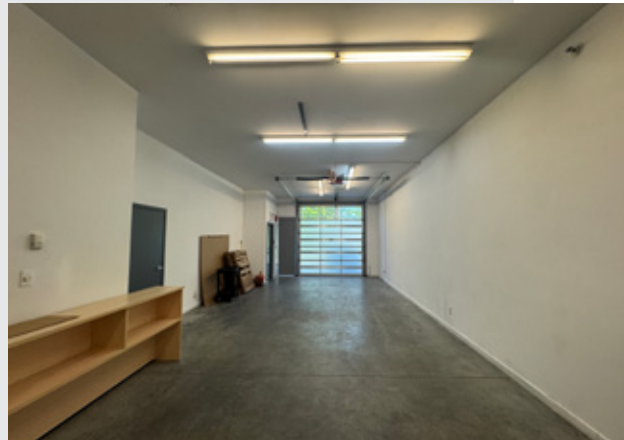
3 PHASE POWER

EASY ACCESS TO HWY 99 AND KNIGHT ST BRIDGE



FOR LEASE
INDUSTRIAL UNIT WITH OFFICE SPACE

Opportunity to lease a versatile 1,825 SF industrial unit at 115 - 15100 Knox Way in North Richmond. The space includes 1,090 SF of warehouse area with a 18 ft ceiling height and 735 SF of office space, making it ideal for businesses needing a balanced combination of storage and administrative functions. The unit features 3-phase power, one dedicated loading area, and two parking stalls. Conveniently located near major transportation routes, including the Knight Street Bridge, Highway 99, and YVR International Airport, this property offers excellent accessibility and logistical advantages.



SALIENT FACTS

SIZE BREAKDOWN

Warehouse: ± 1,090 SQFT

Mezzanine: ± 735 SQFT

Total: ± 1,825 SQFT

PARKING

2 Stalls

ZONING

IL (Light Industrial)

BASIC RENT

\$18/FT

ADDITIONAL RENT

\$7/FT

MONTHLY RENT

\$3,802 + GST

CEILING HEIGHT

18'

AVAILABILITY

Available Immediately





DRIVING DISTANCES	
KNIGHT STREET	8 MIN DRIVE
BRIDGEPORT STATION	12 MIN DRIVE
YVR AIRPORT	21 MIN DRIVE
DOWNTOWN VANCOUVER	36 MIN DRIVE
DELTA PORT	30 MIN DRIVE
US/CANADA BORDER	40 MIN DRIVE

LOCATION

Strategically positioned in North Richmond, offering unparalleled accessibility to key transportation routes. The property is optimally located near the Knight Street Bridge, Highway 99, and YVR International Airport, providing fast and efficient access to all of Metro Vancouver. Situated along River Road, the complex benefits from multiple entrances off Savage Road and Patrick Street, ensuring convenient accessibility for both employees and clients. This prime location makes it an ideal hub for businesses seeking efficient logistics and easy connectivity to the broader region.

FOR MORE INFORMATION CONTACT

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