

FOR LEASE



#120 - 220, 3751 Jacombs Road

Richmond, BC

**Flex Industrial Stratified Unit in the
Heart of Bridgeport Industrial Hub**



REAL ESTATE GROUP

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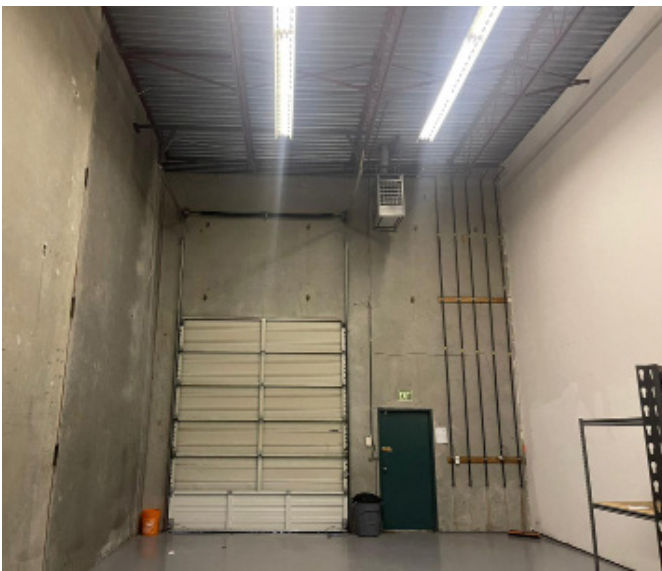
SALIENT FACTS

Leasable Area:	2,526 SF
Office/Showroom:	1,751 SF
Warehouse:	775 SF
Warehouse Ceiling:	20 FT
Availability:	Immediate
Zoning:	IB-1
Loading:	1 Grade
Net Rental Rate:	\$22.00/SF/YR
Additional Rental Rate 2023:	\$4.80/SF/YR

SECOND FLOOR OFFICE



WAREHOUSE



FLOOR PLAN



OPPORTUNITY

Embark on an exceptional opportunity at #120-220, 3751 Jacombs Rd, Richmond. This notable industrial property, located adjacent to Ikea, stands in the heart of Richmond's vibrant industrial sector. The building features a spacious warehouse measuring 22'5" x 34'6", with a lofty 20'9" ceiling and a grade-level loading door. Ideal for specialized wholesalers and innovative light industrial ventures, its proximity to Bridgeport Road attracts a diverse and discerning clientele. This property serves as a gateway for businesses aiming to thrive in a lively, high-traffic commercial environment.

LOCATION



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