

UNITS 2025 & 2030

2633 SIMPSON ROAD

Richmond, BC



FOR SALE

6,314 SF WAREHOUSE WITH REAR GRADE LOADING
AND LIVE SEAFOOD IMPROVEMENTS





THE OFFERING

An opportunity to acquire two (2) adjoining strata warehouse and office units totalling 6,314 SF in a concrete tilt-up business complex in Richmond's Bridgeport industrial node. The offering comprises 3,266 SF of warehouse and 3,048 SF of finished office, a fair office component alongside functional manufacturing area. The warehouse is serviced by two (2) 10' x 12' rear grade level loading doors and the building carries nine (9) designated parking stalls and two (2) loading stalls. Zoning is IL (Light Industrial), which accommodates a broad range of warehousing, distribution, light manufacturing, and service uses. The units are offered with substantial seafood manufacturing infrastructure such as fish tanks, cooler, freezer, sinks, floor trenching, and fibreglass reinforced panels.

PROPERTY FEATURES

- Two (2) 10' x 12' rear grade level loading doors
- Nine (9) parking spaces plus two (2) loading stalls
- Gas-fired heater in warehouse
- Improved with seafood processing fixtures and equipment
- Food grade infrastructure in place: coolers, freezers, floor trenching, and FRP walls
- Concrete tilt-up construction

FLOORPLANS

EQUIPMENT LIST



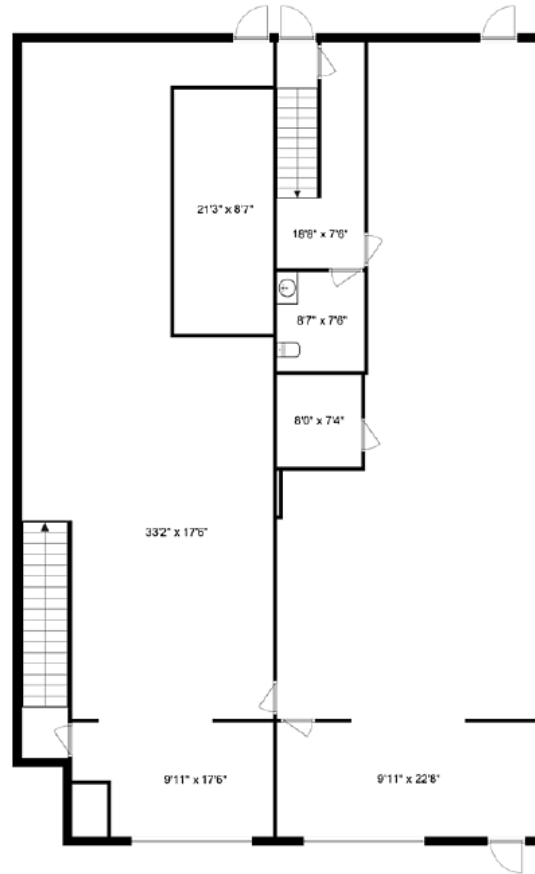
Unit 2030

- 5 fish tank systems, 5,000 lb capacity, one 12 ft tank with 3 tiers per set, each set with one 5-6 phase cooler, air pumps, one water pump and thermometers
- Walk-in cooler
- Scale up to 5,000 lb capacity
- Floor drains
- Sink

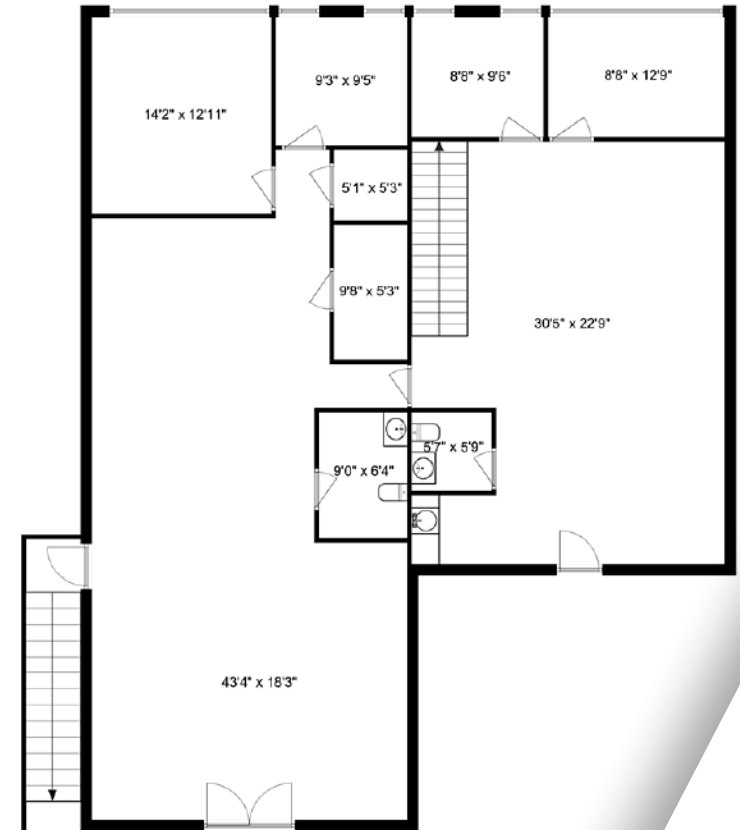
Unit 2025

- 3 fish tank systems, 5,000 lb capacity, two 10 ft tanks with 3 tiers per set, each set with one 5-6 phase cooler, air pumps and one water pump
- Walk in freezer
- 2 sinks
- Floor drains

WAREHOUSE



OFFICE



Note: Floorplan is not to scale. Measurements are approximate and shall be verified by the Seller if deemed important.

SALIENT DETAILS

SIZE	Warehouse	± 3,266 SF
	Office	± 3,048 SF
	Total	± 6,314 SF
ZONING	IL (Light Industrial)	
PARKING	9 stalls + 2 loading stalls	
POWER	3 Phase Power	
PID	028-057-961; 028-057-970	
LEGAL DESCRIPTION	STRATA LOT 45 & 46, BLOCK 5N, PLAN BCS2997, SECTION 24, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
PROPERTY TAXES	\$31,203.70	
PRICE	\$3,535,000 (\$559/SF)	



LOCATION

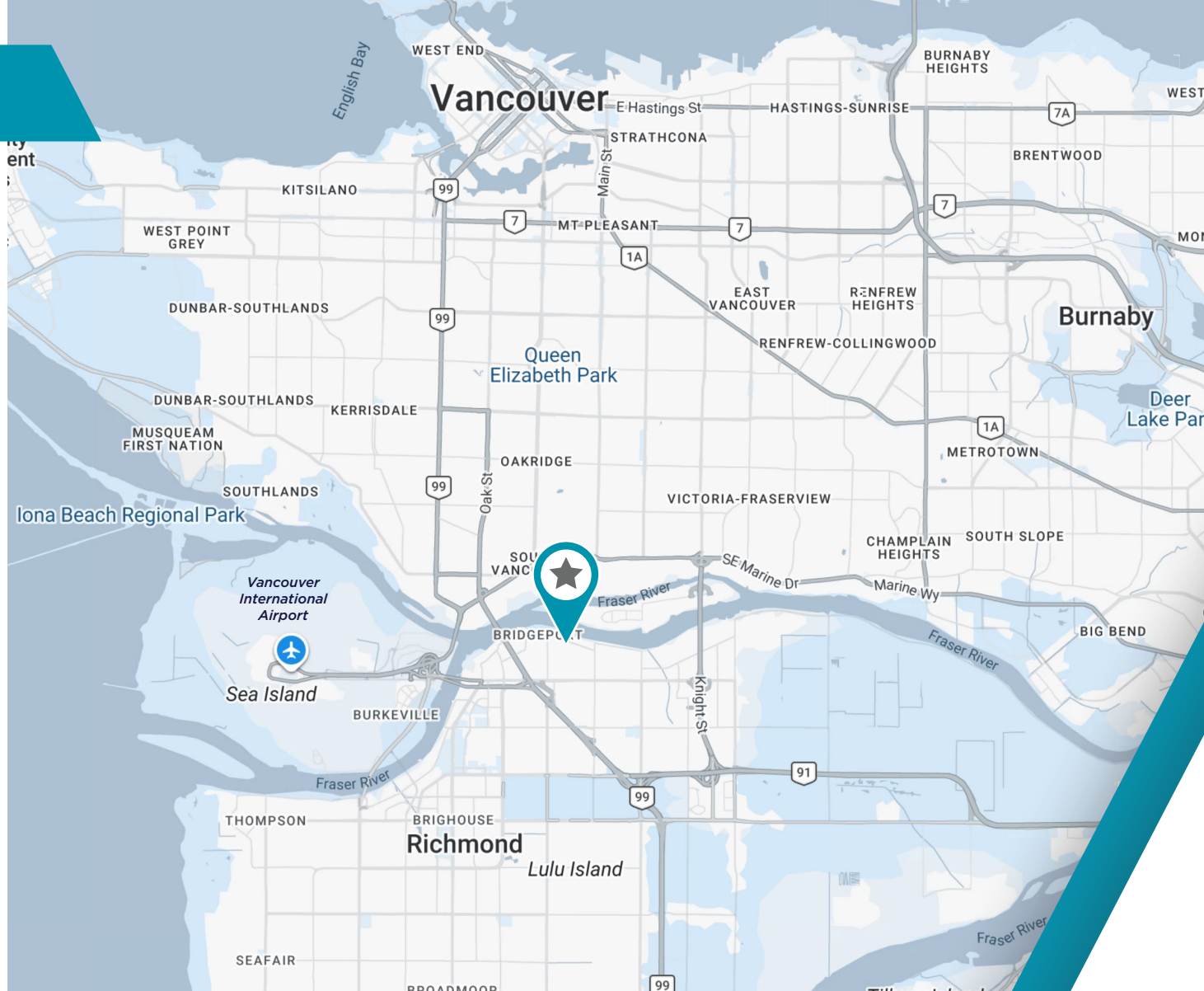
Richmond's Bridgeport

The property is located in the Bridgeport and Shell area of northeast Richmond. Knight Street Bridge, Highway 99, and the Highway 91 connector are within minutes. Vancouver International Airport and the city centre are a short drive away. Bridgeport Canada Line Station provides transit access.



DRIVE TIMES

LOCATION	MINUTES
Bridgeport Station	15 min
Highway 91/99	8 min
Oak Street	8 min
Knight Street	10 min
YVR Airport	9 min
Downtown Vancouver	36 min



For more information, please contact:

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