

CUSHMAN & WAKEFIELD

FOR LEASE

# UNIT 3033
# 2560 SHELL ROAD

RICHMOND, BC

***±4,161 SF***
***DOUBLE REAR DOCK LOADING WAREHOUSE***

# PROPERTY HIGHLIGHTS

3033 - 2560 Shell Road offers 4,161 SF of industrial space available for lease, comprising 3,126 SF of warehouse on the ground floor and 1,035 SF of office on the second floor. The unit features two (2) rear dock loading doors with truck maneuvering area accommodating 53 foot trailers. The warehouse offers 24 foot clear ceiling heights. Separate entrances serve the warehouse and the second floor office, and each level can be leased independently. A washroom is located on both the ground and second floor.

| | |
|---|---|
| **BUILDING AREA** | ±4,161 SF |
| **WAREHOUSE** | ±3,126 SF |
| **OFFICE** | ±1,050 SF |
| **PARKING** | Five (5) parking stalls + two (2) loading stalls |
| **ZONING** | IL |
| **BASIC RENT** | Contact listing agent |
| **ADDITIONAL RENT** | $7.29/SF |

- Two (2) rear dock loading bays
- 24’ clear warehouse ceiling height
- Gas-fired heater in warehouse
- Private in-suite washrooms on each floor
- Open concept layout office on the 2nd floor
- Showroom/warehouse configeration on the ground floor
- Flexible multi-tenant potential with separate entrances to the warehouse and office



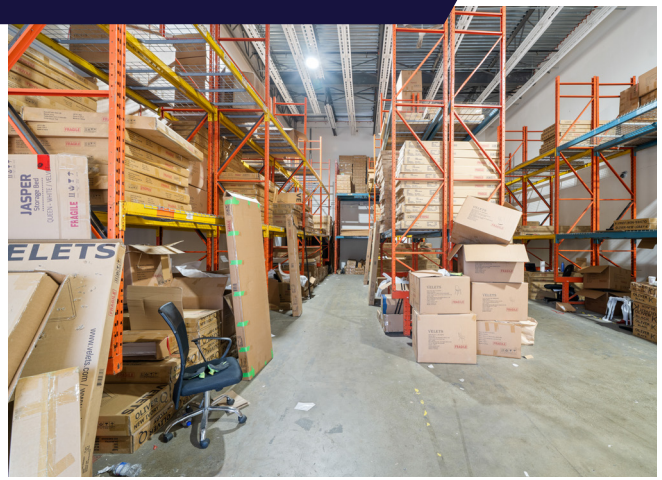
GROUND FLOOR



SECOND FLOOR

# PROPERTY PHOTOS

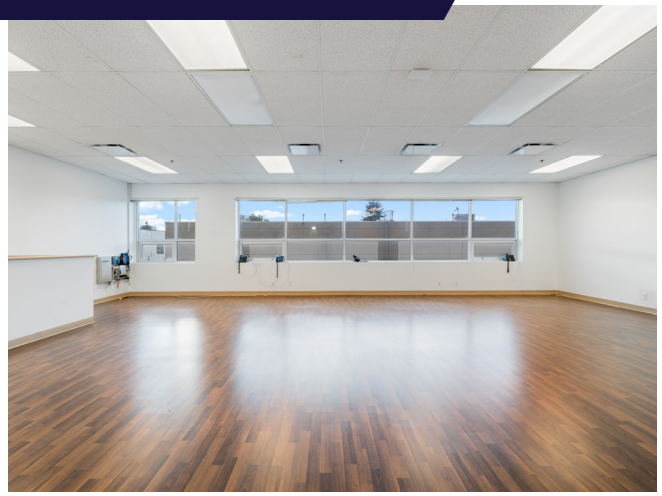
## WAREHOUSE








## 2ND FLOOR OFFICE







# LOCAL SURROUNDING AMENITIES

## Richmond, BC

*2560 Shell Road is strategically located in the heart of Richmond's Shell Road industrial corridor, one of the city's most established and sought-after business districts. The property offers convenient access to Highway 99, Knight Street Bridge, and Bridgeport Road, providing efficient connectivity to Vancouver, Burnaby, Delta, and the rest of Metro Vancouver. Surrounded by a strong mix of industrial, office, and service-based businesses, the area also benefits from nearby amenities including restaurants, retail services, and banking, making it a practical and convenient location for daily business operations.*

### APPROXIMATE DRIVE TIMES

| | | |
|---|---|---|
| 1 | Highway 99 | 1.5 km |
| 2 | Knight Street | 2 km |
| 3 | YVR Airport | 4.4 km |

### TRANSIT IN THE AREA

| | |
|---|---|
| 413 | Riverport/Steveston |
| 408 | Brighouse Station/Riverport |
| 405 | Five Road/Cambie |
| 404 | Brighouse Station/Four Road |
| 403 | Bridgeport Station/Three Road |




### NEARBY AMENITIES

- Home Depot
- Popeyes Chicken
- Kal Tire
- Wendy's
- Shoppers Drug Mart
- Walmart
- Costco
- Foody World
- Aberdeen Centre
- Yaohan Centre
- Lansdowne Centre
- Aberdeen Station
- Bridgeport Station
- Designer Outlet
- Richmond Nature Park
- Savage Creek Golf Course & Driving Range
- IKEA

## DEMOGRAPHICS

**Richmond Population**
209,937

**Population Growth**
5.5%

**Average HH Income**
$104,000

**Employment Rate**
59%

**Bike Score**
77




## FOR MORE INFORMATION, CONTACT:

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