

1053 - 2560 SHELL ROAD, RICHMOND
SHORT TERM LEASE PERMITTED

**FOR
LEASE**



WILLIAM | WRIGHT

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THE OPPORTUNITY

This 2601 sq. ft. unit offers approximately 1633 sq. ft. on the ground floor configured for warehouse use and 968 sq. ft. of office space on the second floor. The warehouse area features 10x12 rear grade loading doors, and a 20'6" ceiling height. The unit has separate entrances for the warehouse and office. Short term leases will be considered.



PROPERTY HIGHLIGHTS



Short-term leasing available



10x12 rear grade loading doors



Separate warehouse and office entrance



20'6" warehouse ceiling height

SALIENT FACTS

SIZE BREAKDOWN

Warehouse: ± 1,633 SF
Mezzanine: ± 968 SF
Total: ± 2,601 SF

PARKING

3 Parking Stalls
1 Loading Stall

ZONING

IL

BASIC RENT

Contact Listing Agents

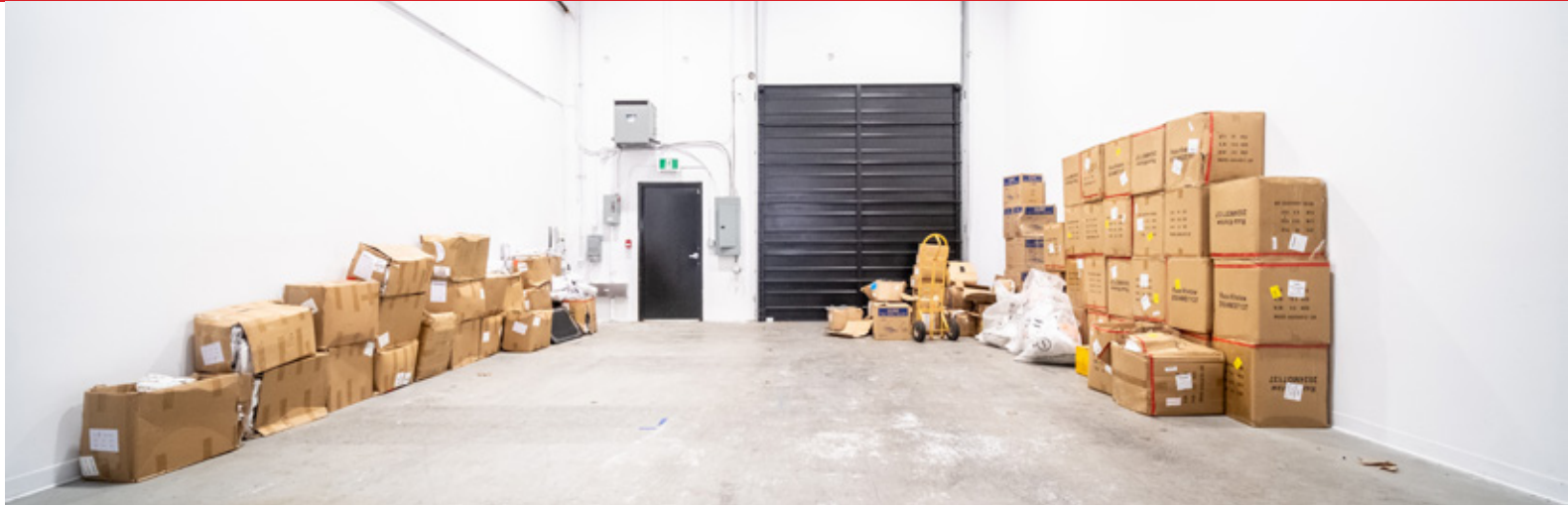
ADDITIONAL RENT

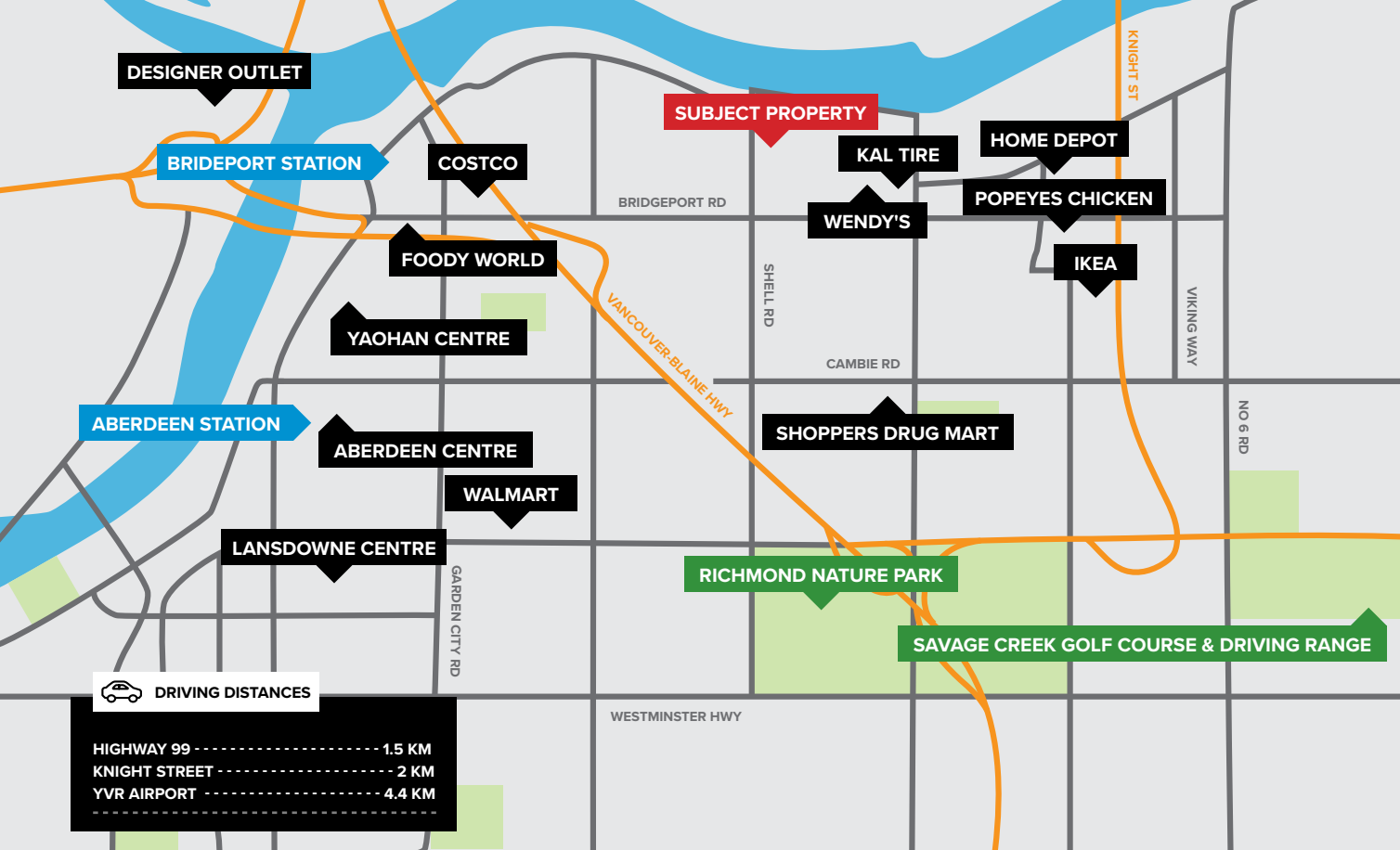
\$7.00/FT

CEILING HEIGHT

20'6"

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





LOCATION

The subject property is situated in Richmond's Bridgeport area, offering convenient access to major transportation routes. It is approximately 1.5 kilometers from Highway 99, providing direct connections to the Oak Street Bridge and the U.S. border. Additionally, the property is about 2 kilometers from Knight Street, facilitating access to the Knight Street Bridge and connections to Highway 91. This strategic location ensures efficient connectivity to Vancouver, the Vancouver International Airport (YVR), and other key areas in the Lower Mainland.

FOR MORE INFORMATION CONTACT

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