

For Sale / For Lease



#7 - 3640 No. 4 Road

Richmond, BC

2,652 SF Industrial Strata Warehouse Unit at the Newly Built North Arm Business Centre



Contact Us

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Unit Features

- + 28' clear ceiling height
- + 1 grade-level loading door (12' width x 14' height)
- + ESFR sprinkler system
- + High efficiency LED lighting system
- + 100 amp/600 volt, 3-phase electrical service
- + 1 internal EV charger
- + 500 lbs PSF slab load rating
- + EPDM roof membrane with R15 insulation
- + 1 finished washroom



The Opportunity

CBRE Limited and the Integrated Industrial & Logistics Group are pleased to present this new industrial strata warehouse opportunity for sale and lease at North Arm Business Centre. Developed by South Street Development Group, this unit features ample glazing and skylights, best-in-class specifications, 28' clear height, a 12 x 14' grade loading door and a finished washroom.



#7 - 3640 No. 4 Road, Richmond, BC

Property Details

Available Area

2,652 SF

Main Floor 1,709 SF
Second Floor 943 SF

Lease Rate

\$22.00 per SF

Sale Price

Contact Listing Agents

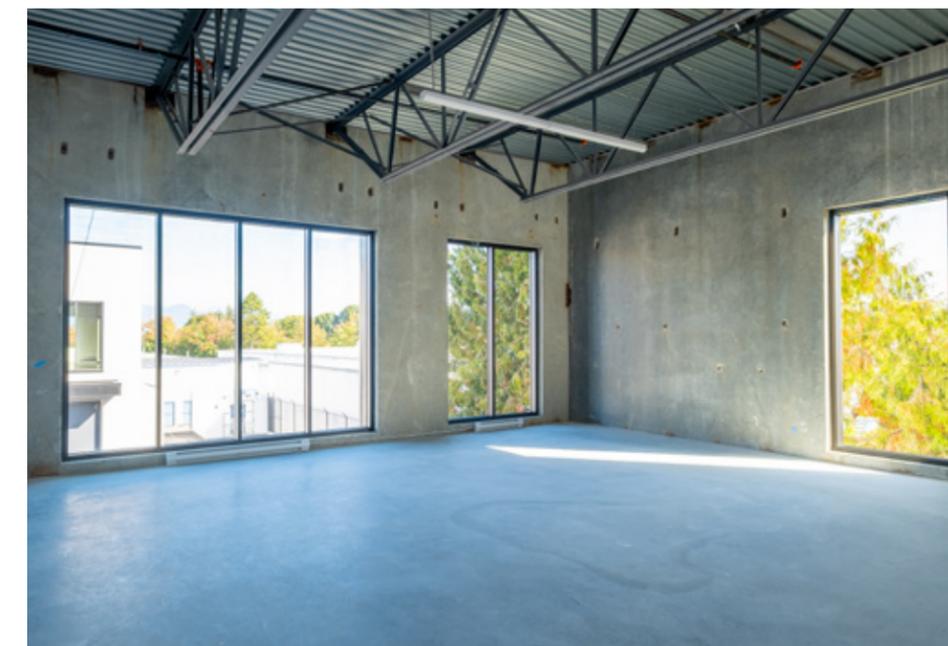
Zoning

IL (Light Impact Industrial)

Allowing for a wide range of industrial uses with minimal environmental impact.

Occupancy

Q1 2026



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Strategically Positioned for Seamless Connectivity

North Arm Business Centre is prominently located at the intersection of No. 4 Road and Kilby Drive, offering direct access from Highway 99 via the No. 4 Road exit. This prime location ensures fast and efficient travel throughout Metro Vancouver and to the U.S. border via Highway 99, Highway 91, and Highway 17. The property is ideally situated near key transportation and logistics hubs, including Vancouver International Airport, Vanterm and Centerm Terminals, Deltaport, and the Tsawwassen Ferry Terminal—making it an optimal choice for businesses with regional and international reach. Employees and visitors benefit from excellent public transit options along Cambie Road and No. 4 Road, with direct connections to downtown Richmond and the Canada Line SkyTrain. This provides convenient access to a wide range of restaurants, professional services, and shopping destinations.



Drive Times
in minutes

4

Hwy 99

7

YVR Airport

4

Hwy 91

28

Fraser Surrey
Docks

30

Hwy 1

30

Deltaport

30

CAN/USA
Border

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