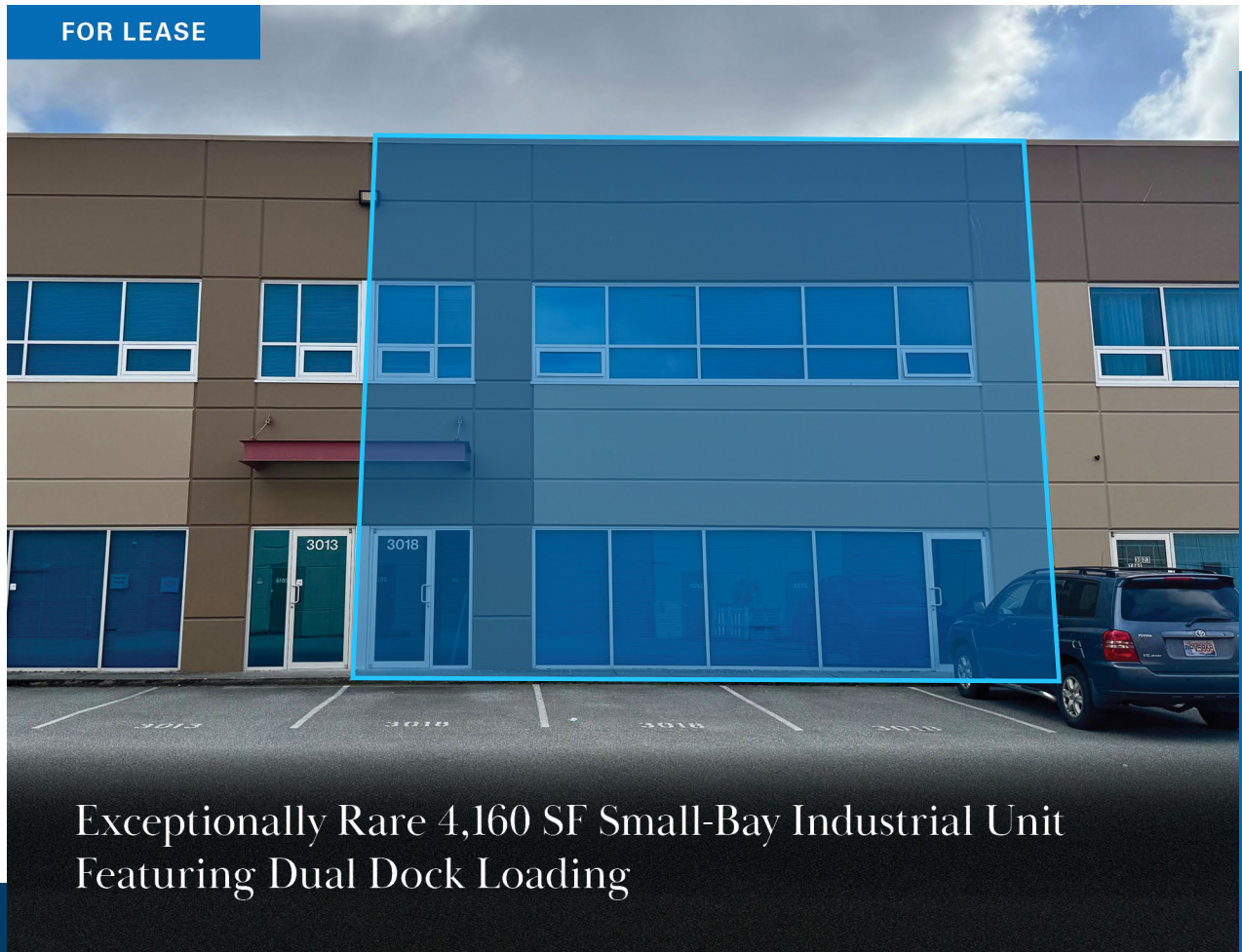


NEWMARK

Unit 3018 – 2560 Shell Road

RICHMOND, BC

FOR LEASE



Exceptionally Rare 4,160 SF Small-Bay Industrial Unit
Featuring Dual Dock Loading

Alan H. Chan*, CCIM
Associate Director
t 604-256-2636
alan.chan@nmrk.com

**Personal Real Estate Corporation*

NMRK.COM

FOR LEASE

PROPERTY DETAILS

UNIT 3018 – 2560 SHELL ROAD

Newmark Canada is pleased to offer Unit 3018 – 2560 Shell Road for lease, a 4,160 SF industrial strata warehouse located in Richmond’s sought-after Bridgeport industrial area.

Built for Business Flexibility: This adaptable small-bay space blends warehouse efficiency with modern office comfort, offering the versatility to support logistics, light production, or collaborative work environments—all within a compact, high-performing footprint.



Prime Bridgeport location



Second-floor open office area with separate entrance



24' clear ceiling height



200 Amp electrical service (TBC)



2 dock loading bays



4 designated parking stalls



IL zoning allowing warehousing, wholesale, light manufacturing, and select commercial uses

4,160 sf

AVAILABLE AREA

IL – Light Industrial ZONING

Contact Agent

LEASE RATE

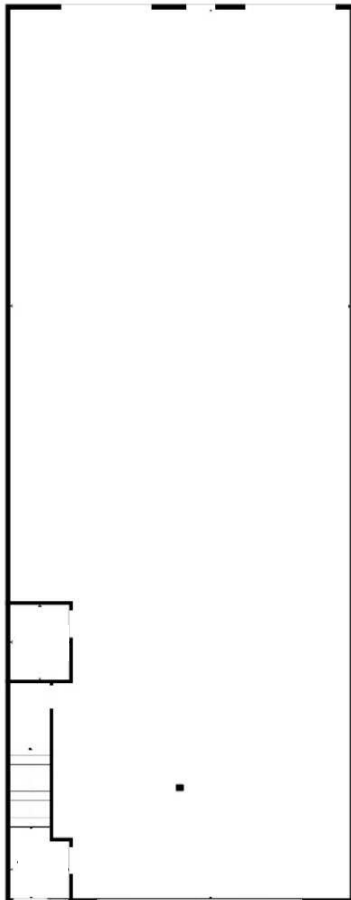
\$7.00 psf

ADDITIONAL RENT

August 1, 2026

AVAILABILITY DATE

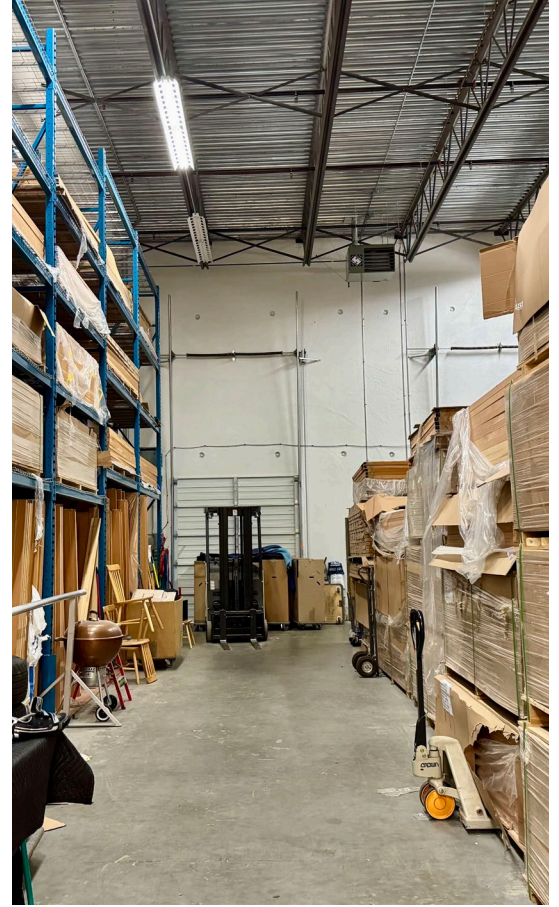
WAREHOUSE



MEZZANINE



UNIT 3018 – 2560 SHELL ROAD



UNIT 3018 – 2560 SHELL ROAD

Located in the core of North Richmond's established home improvement corridor, just off Bridgeport Road at Sweden Way, this property offers excellent connectivity across Metro Vancouver. Less than a kilometer from the Knight Street Bridge, the site provides seamless access to Vancouver, Highways 91 and 99, and Vancouver International Airport (YVR). Surrounded by a strong cluster of building supply, construction, and service-related businesses, it offers both convenience and the advantage of being part of a complementary trade hub.



For more information:

Alan H. Chan*, CCIM
Associate Director
t 604-256-2636
alan.chan@nrmk.com

Newmark Canada
595 Burrard Street
Suite 3063
Vancouver, BC V7X 1K8

**Personal Real Estate Corporation*

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