

## Unit 2028 – 2560 Shell Road

RICHMOND, BC



### Small Bay. Big Upgrades.

A HIGH-SPEC, FOOD-READY INDUSTRIAL UNIT WITH HVAC, FIRE SUPPRESSION, AND ROUGHED-IN UTILITIES FOR PRODUCTION OR PROCESSING.

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*\*Personal Real Estate Corporation*

**FOR LEASE**

**PROPERTY DETAILS**

UNIT 2028 – 2560 SHELL ROAD

Newmark Canada is pleased to present Unit 2028 – 2560 Shell Road for lease, a 2,333 SF fully improved industrial warehouse in Richmond’s sought-after Bridgeport Industrial district, purpose-built for food-related operations.

The unit features a 1,050 SF mezzanine office with private entry, office, furnished workspace, conference room, and washroom. The ground floor is ideal for food processing, workshop or production space, and is equipped with a grade-level loading door, 400A electrical service, food-grade wall panels, stainless steel sinks, extensive electrical rough-ins, fire suppression, and cold storage capability.



Grade level loading door



11' - 24' clear ceiling height



400 A electrical service upgrade



HVAC equipped throughout unit



Food-processing improvements (food-grade walls, stainless sinks, electrical upgrades)



1,050 SF mezzanine office with separate entrance (furnished open workspace, private office, conference room)



Fire suppression system; cold storage ready



3 designated parking stalls

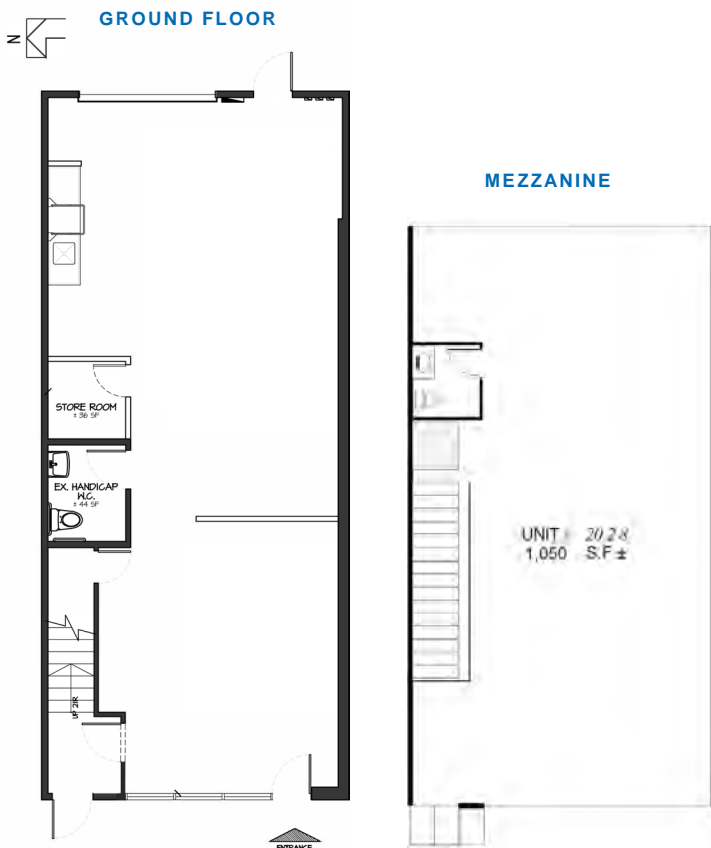
**2,333 sf**  
AREA

**IL – Light Industrial**  
ZONING

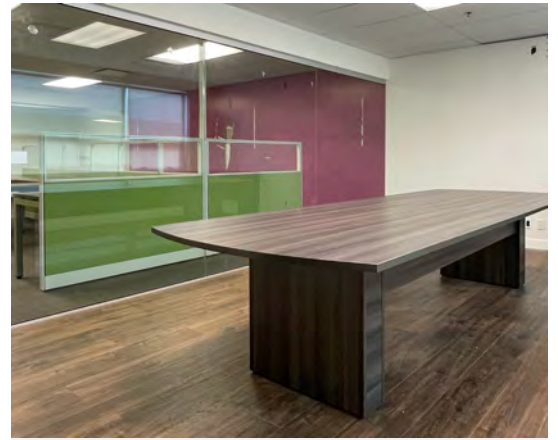
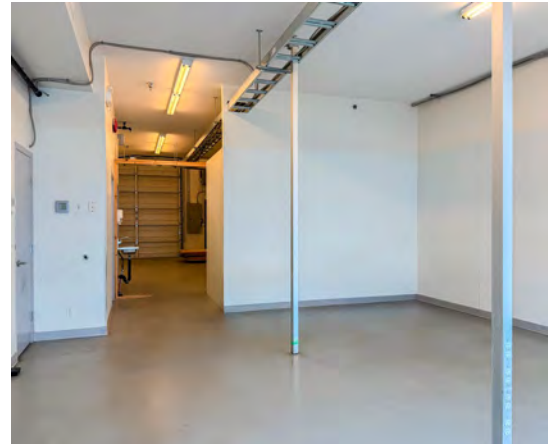
**Contact Agent**  
LEASE RATE

**\$6.28 (Est)**  
ADDITIONAL RENT (SF/YR)

**Immediately**  
AVAILABILITY DATE



UNIT 2028 – 2560 SHELL ROAD



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Located within North Richmond's established Bridgeport industrial district, the property offers excellent accessibility and regional connectivity. Just 1.5 km from Highway 99 and 2 km from Knight Street, the site provides quick access to the Oak Street and Knight Street Bridges, as well as Highways 91 and 99, enabling efficient routes to Downtown Vancouver, Vancouver International Airport (YVR), the U.S. border, and key areas throughout the Lower Mainland. Its close proximity to local amenities adds to the convenience and appeal of this prime business location.



*For more information:*

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