

FOR LEASE



Industrial Strata Warehouse  
For Food Operations

#2028 - 2560 Shell Road  
Richmond, BC

**NEWMARK**

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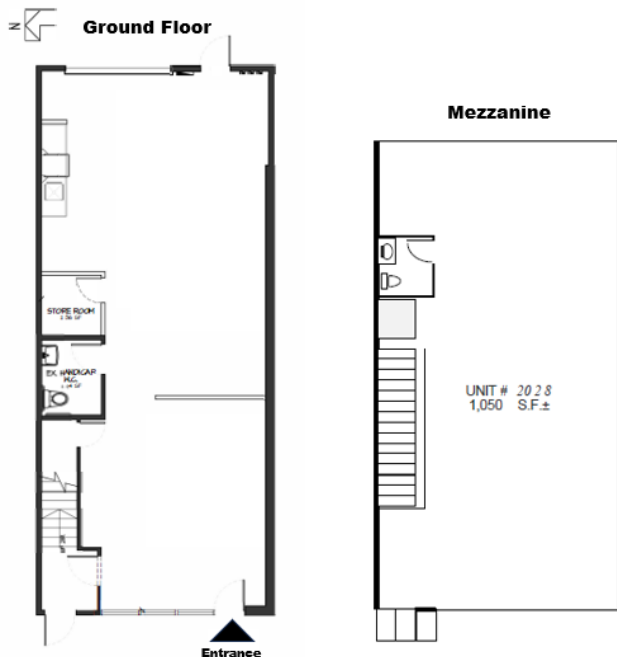
**Newmark Canada**

595 Burrard Street  
Suite 3063  
Vancouver, BC  
V7X 1K8

## The Opportunity

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.



2,333 SF

Area



IL – Light Industrial

Zoning



Oct 1, 2025

Availability



11' - 24'

Clear Height



Contact Agent

Sublease Rate (SF/Yr)



\$6.66 (Est)

Additional Rent

## Property Highlights

- Grade level loading door
- 400 A electrical service upgrade
- Food-processing improvements (food-grade walls, stainless sinks, electrical upgrades)
- Fire suppression system; cold storage ready
- HVAC
- 1,050 SF mezzanine office with separate entrance (furnished open workspace, private office, conference room)
- 3 designated parking stalls

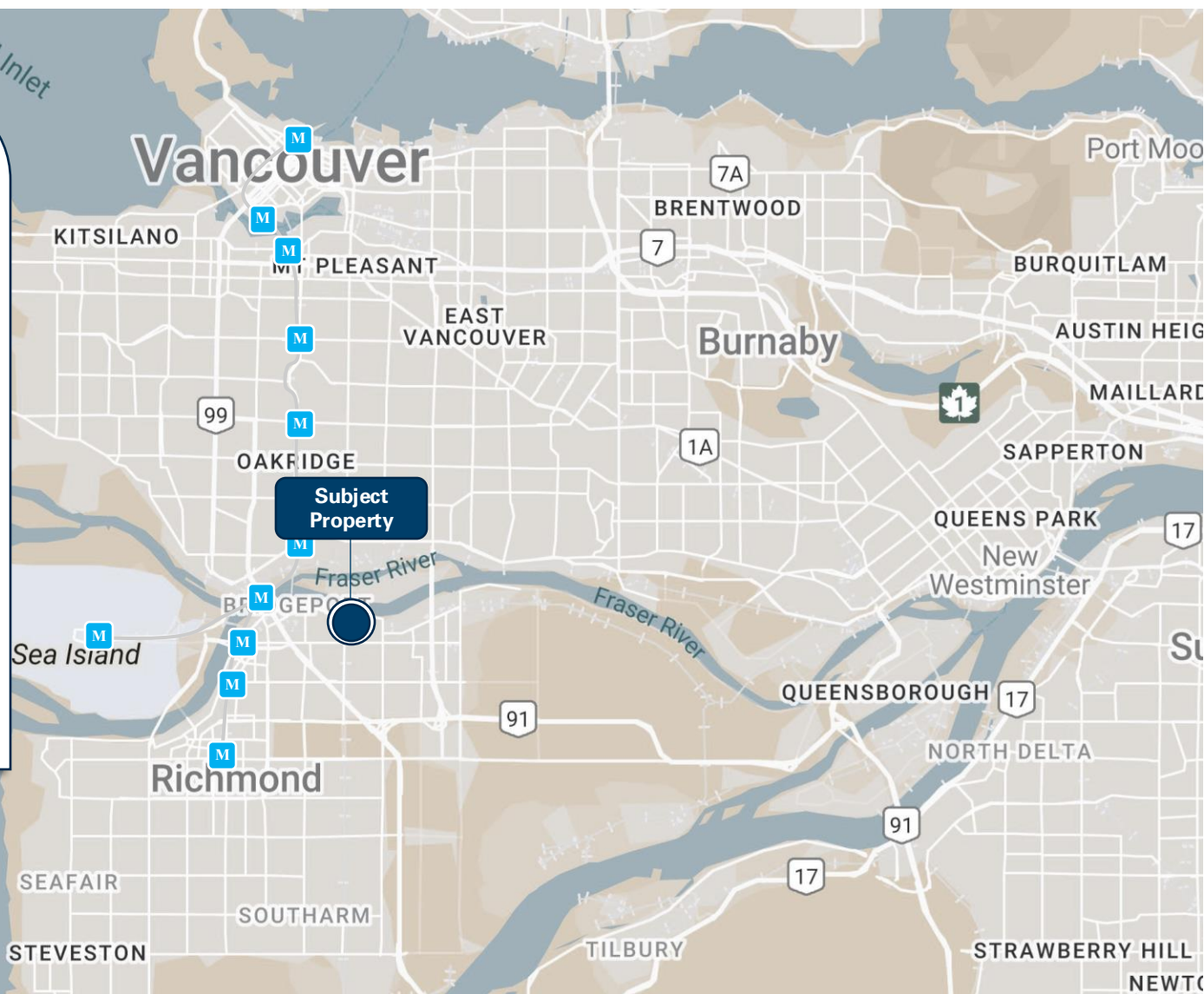
#2028 – 2560 SHELL ROAD  
RICHMOND, BC



**NEWMARK**

## Map

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.



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