

Unit 3013 – 2560 Shell Road

RICHMOND, BC



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

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**Personal Real Estate Corporation*

UNIT 3013 – 2560 SHELL ROAD

Newmark Canada is pleased to offer Unit 3013 – 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

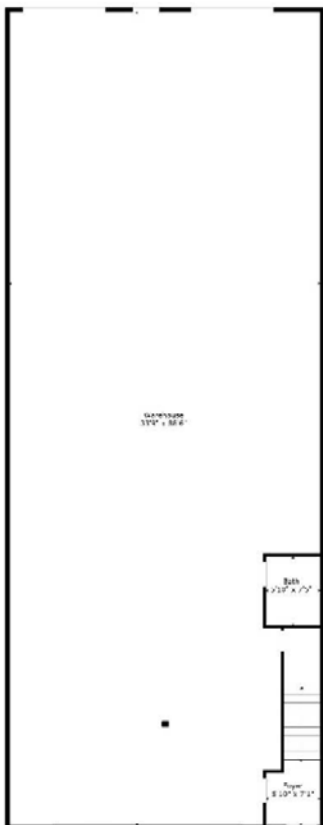
IL – Light
Industrial
ZONING

Contact Agent
LEASE
RATE

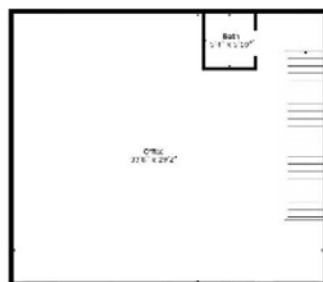
\$6.47 psf
ADDITIONAL
RENT

Immediately
AVAILABILITY DATE

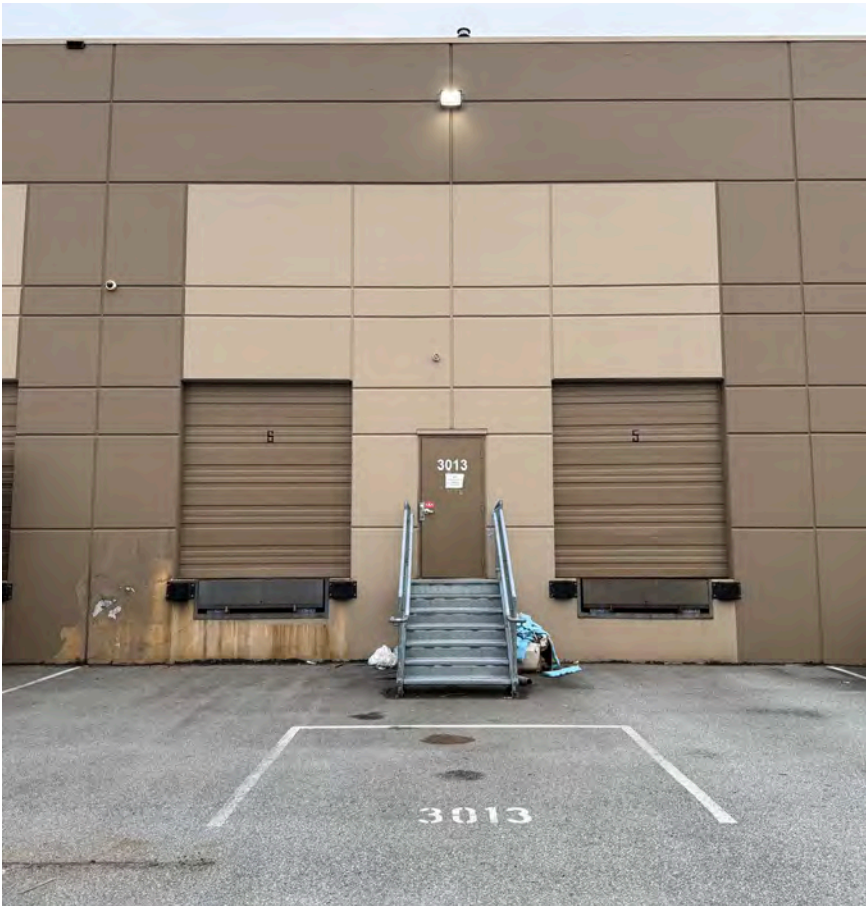
WAREHOUSE



OFFICE



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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:

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