

3003 - 2560 SHELL ROAD, RICHMOND

CROSS DOCK CAPABILITY WITH SUFFICIENT TRUCK MANEUVERING AREA

**FOR
LEASE**



WILLIAM | WRIGHT

MATTHEW HO
PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255





The Opportunity

This 4,066 sq. ft. corner unit offers approximately 3,040 sq. ft. on the ground floor configured for warehouse use and 1,026 sq. ft. of office space on the second floor. The complex provides sufficient rear truck maneuvering space for the unit's cross 8x10 rear dock loading doors. The warehouse features 24-foot clear ceilings and double swing doors on the second floor for additional storage capabilities by utilizing a fork lift. The unit has separate entrances for the ground floor and second floor, offering flexibility in subleasing. With its primarily warehouse layout and functional warehouse/office ratio, this property is ideal for logistics and distribution with office support.



Two 8x10 rear dock loading doors



24' warehouse ceiling height



Corner unit with separate ground/second floor entrance



Sufficient rear truck maneuvering area

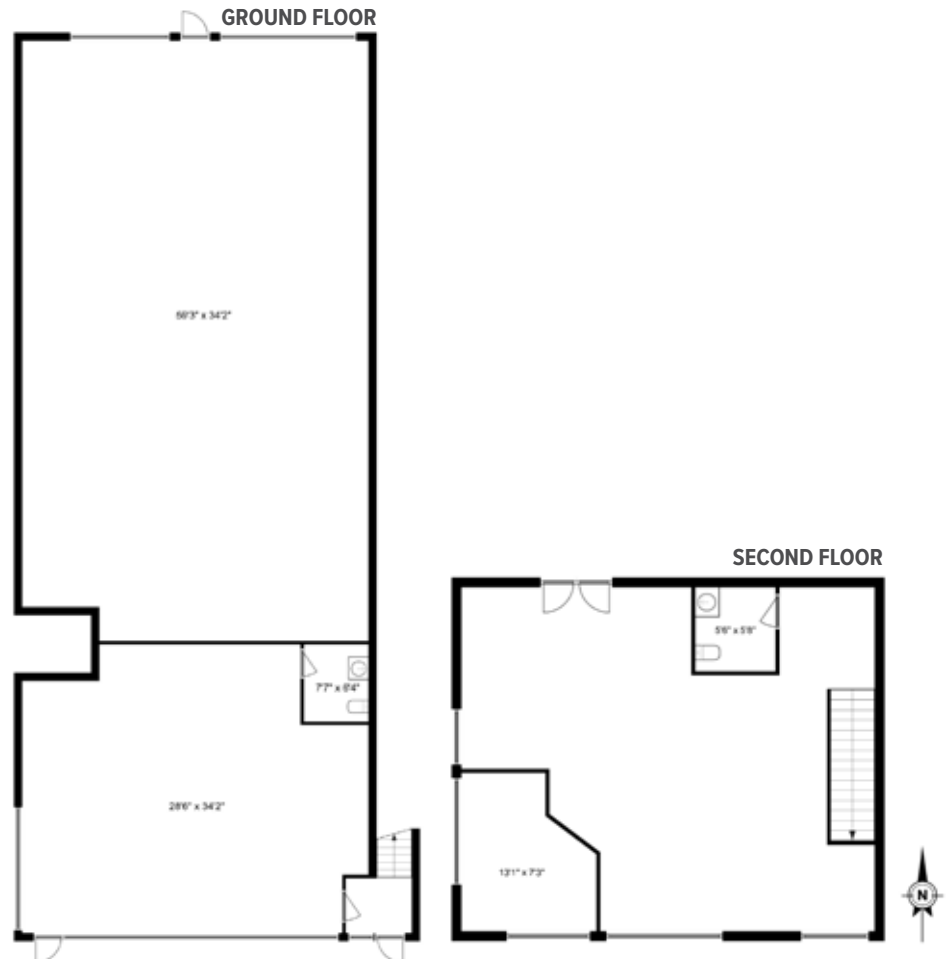


Double swing door on the second floor for additional storage

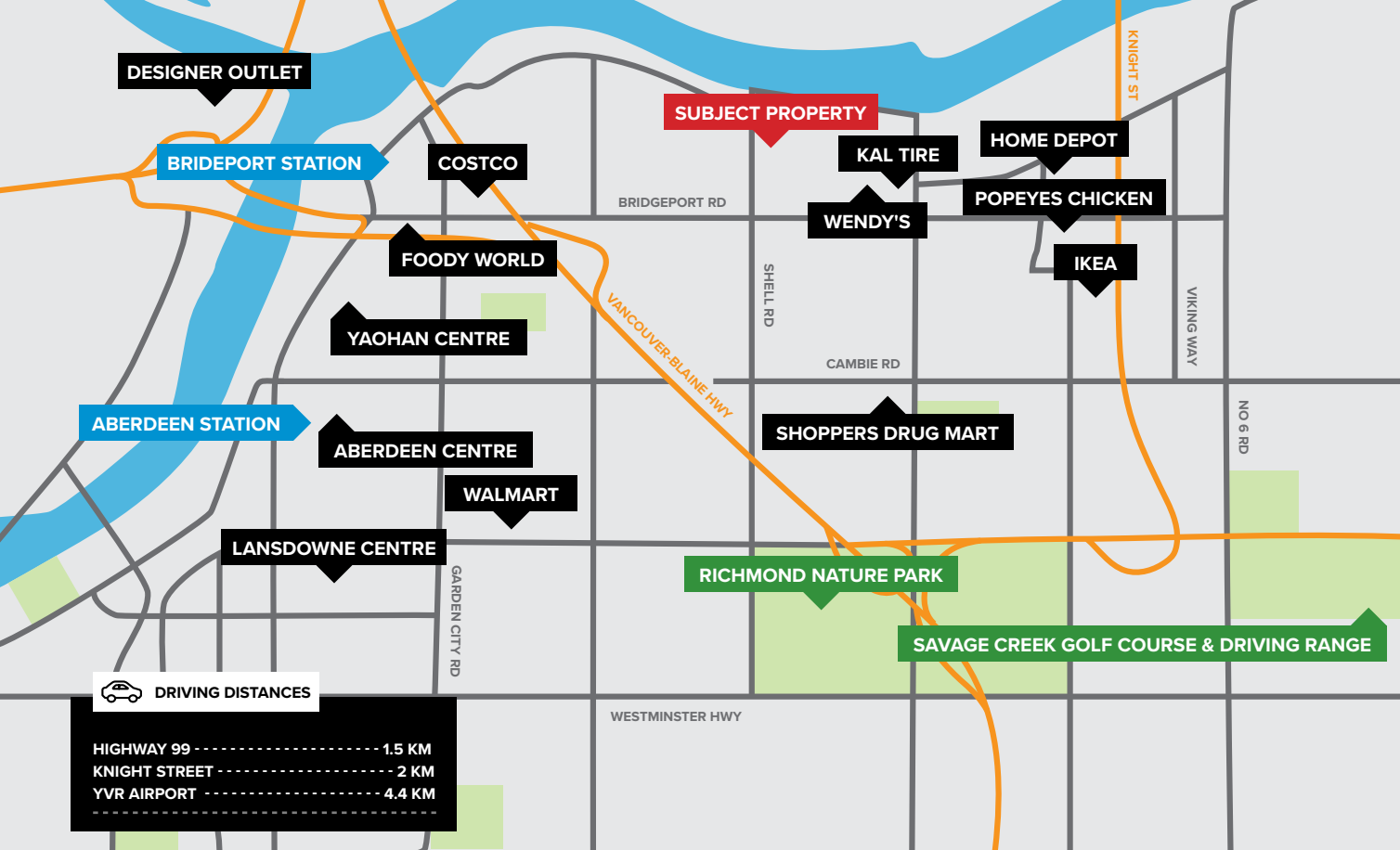


Property Details

Size Breakdown	Ground Floor: ± 3,040 SF Second Floor: ± 1,026 SF Total: ± 4,066 SF
Parking	5 Parking Stalls 2 Loading Stalls
Zoning	IL
Basic Rent	Contact Listing Agents
Additional Rent	\$7.29/FT
Availability	14 day notice



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Location

The subject property is situated in Richmond's Bridgeport area, offering convenient access to major transportation routes. It is approximately 1.5 kilometers from Highway 99, providing direct connections to the Oak Street Bridge and the U.S. border. Additionally, the property is about 2 kilometers from Knight Street, facilitating access to the Knight Street Bridge and connections to Highway 91. This strategic location ensures efficient connectivity to Vancouver, the Vancouver International Airport (YVR), and other key areas in the Lower Mainland.

For More Information Contact

MATTHEW HO
 PERSONAL REAL ESTATE CORPORATION
 matthew.ho@williamwright.ca
 604.428.5255

STEVEN LAM
 PERSONAL REAL ESTATE CORPORATION
 steven@williamwright.ca
 604.428.5255