



NORTH ARM BUSINESS CENTRE

3640 NO 4 ROAD, RICHMOND, BC

FINAL UNIT REMAINING



HIGHWAY 99

NO. 4 ROAD

KILBY DRIVE

FOR SALE

BRAND NEW INDUSTRIAL UNITS IN RICHMOND

13 BOUTIQUE UNITS STARTING FROM 2,615 SF
EST. COMPLETION SUMMER 2025

www.theindustrialspecialists.com

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

FOR SALE

BRAND NEW INDUSTRIAL STRATA WAREHOUSE UNITS

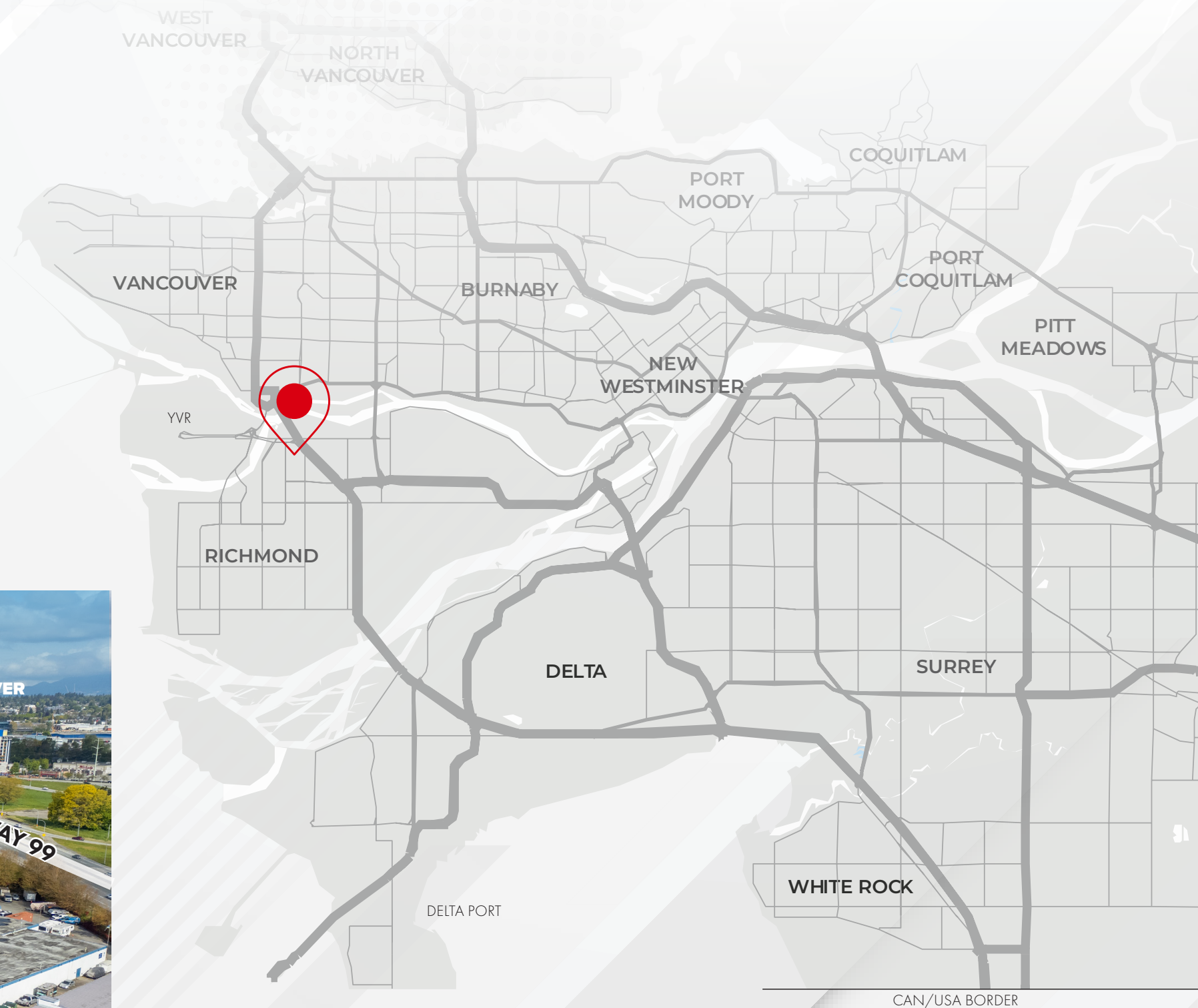
NORTH ARM BUSINESS CENTRE

OPPORTUNITY

CBRE is pleased to present the developers latest commercial strata project, North Arm Business Centre. This innovative project offers thirteen (13) boutique industrial strata units for sale from 2,615 square feet in central Richmond. Units will come equipped with ample glazing and skylights, best-in-class specifications, 28' ceiling heights, a 12'x14' grade loading door and a finished washroom. Businesses will benefit from unfettered access to Highway 99, close proximity to Vancouver International Airport and the extensive amenities of Richmond's City Centre, only minutes away.

LOCATION

Located on the corner of No. 4 Road and Kilby Drive, North Arm Business Centre is ideally situated directly off Highway 99 via the No.4 Road exit. This highly convenient location provides quick and efficient access across Metro Vancouver and the U.S border crossing by way of Highway 99, Highway 91 and Highway 17. It is also closely located to the mainland's important logistical hubs, including Vancouver International Airport, Vanterm/Centerm Terminals, Deltaport, and the Tsawwassen Ferry Terminal. Businesses will enjoy convenient access to public transit routes along Cambie Road and No.4 Road that link directly to downtown Richmond and the Canada Line SkyTrain, offering employees and clients connection to an array of restaurants, professional services and shopping centres.



6 MIN TO VANCOUVER

8 MIN TO YVR AIRPORT

19 MIN TO BURNABY

30 MIN TO CAN/USA BORDER CROSSING

FOR SALE

BRAND NEW INDUSTRIAL STRATA WAREHOUSE UNITS

NORTH ARM BUSINESS CENTRE

BUILDING HIGHLIGHTS

- Modern insulated concrete tilt-up panel construction
- Ample glazing and skylights to provide an abundance of natural light
- Striking architectural design and prominent corner location
- Bicycle racks

TOTAL PARKING

- 44 parking stalls including 7 shared parking stalls
- 1 designated common loading area

UNIT FEATURES

- 28' clear ceiling height
- 1 grade loading door per unit (12' width x 14' height)
- ESFR sprinkler system
- High efficiency LED lighting system
- 100 amp/600 volt, 3-phase electrical service per unit
- 1 internal EV charger per unit
- 500 lbs per square foot slab load rating
- EPDM roof membrane with R15 insulation
- 1 finished washroom per unit

ZONING:

IL Zoning (Light Industrial)

This zone permits for a range of general industrial uses.

SITE SIZE:

1.13 acres

ESTIMATED COMPLETION DATE

Q4 2025

CONSTRUCTION AS OF OCTOBER 2025

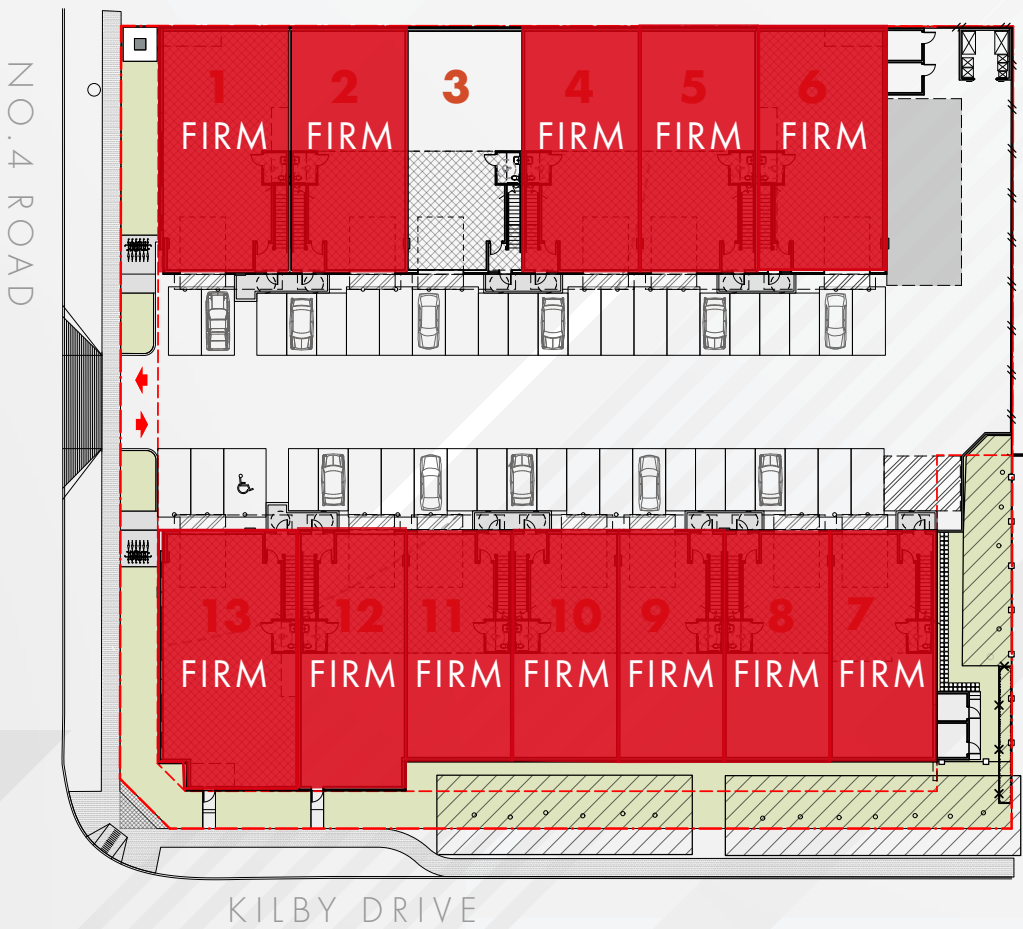


UNIT BREAKDOWN

UNIT	MAIN FLOOR	SECOND FLOOR	BALCONY	TOTAL SF
1	2,234	Firm Deal	82	4,387
2	2,001	Firm Deal		2,997
3	1,952	1,073		3,025
4	2,001	Firm Deal		2,997
5	2,001	Firm Deal		2,997
6	2,234	Firm Deal	82	4,387
7	1,709	Firm Deal		2,652
8	1,709	Firm Deal		2,616
9	1,709	Firm Deal		2,616
10	1,709	Firm Deal		2,616
11	1,709	Firm Deal		2,616
12	1,923	Firm Deal		2,830
13	2,483	Firm Deal	91	4,876

*Subject to change

UNIT BREAKDOWN





NORTH ARM BUSINESS CENTRE



Developed by



Construction by



Architecture by



3640 NO 4 ROAD, RICHMOND, BC

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