

FOR SALE

2400 Shell Road

RICHMOND, BRITISH COLUMBIA



7,769 SF FREESTANDING WAREHOUSE WITH GRADE LOADING
IN RICHMOND WITH LIVE SEAFOOD IMPROVEMENTS

The Opportunity

A 7,769 SF freestanding industrial building situated on an 11,982 SF lot, offering two grade-level loading doors and a functional yard storage area. The property provides efficient warehouse space suitable for a variety of industrial users.



SALIENT FACTS

LOADING	2 grade loading doors
SITE SIZE	11,982 SF
CEILING HEIGHT	17' clear
BUILDING SIZE	7,769 SF

ASKING PRICE

\$3,499,000 (\$450 PSF)

TAXES 2025

\$32,123



Features



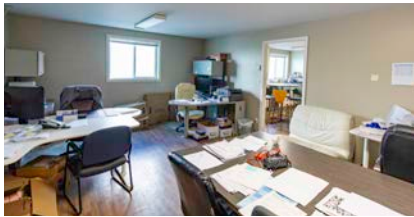
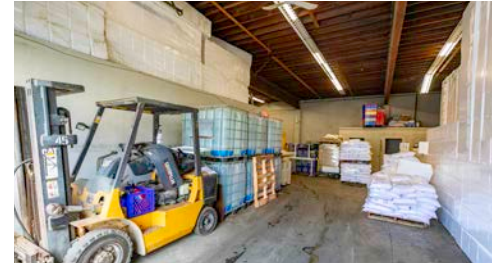
17' clear height ceiling



Yard storage area



2 grade level doors



Location

Located in North Richmond's established Bridgeport industrial area, 2400 Shell Road benefits from excellent connectivity and a highly accessible central location. The property sits along Shell Road between Bridgeport Road and River Road, providing convenient access to Highway 99 and the Knight Street Bridge for efficient connections to Vancouver, YVR, and the broader Lower Mainland.



9 mins
drive to YVR



25 mins
drive to Deltaport



12 mins
drive to Richmond
City Centre

North Arm
River

Subject

River Rd

Vulcan Way

CBRE

THE
INDUSTRIAL
SPECIALISTS

Contact us for more information

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