



NORTH ARM

BUSINESS CENTRE

3640 NO 4 ROAD, RICHMOND, BC

FINAL 2 UNITS REMAINING



FOR SALE

BRAND NEW INDUSTRIAL UNITS IN RICHMOND

BOUTIQUE UNITS STARTING FROM 3,025 SF
COMPLETED & READY FOR IMMEDIATE OCCUPANCY

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CBRE

THE
INDUSTRIAL
SPECIALISTS

FOR SALE

BRAND NEW INDUSTRIAL STRATA WAREHOUSE UNITS

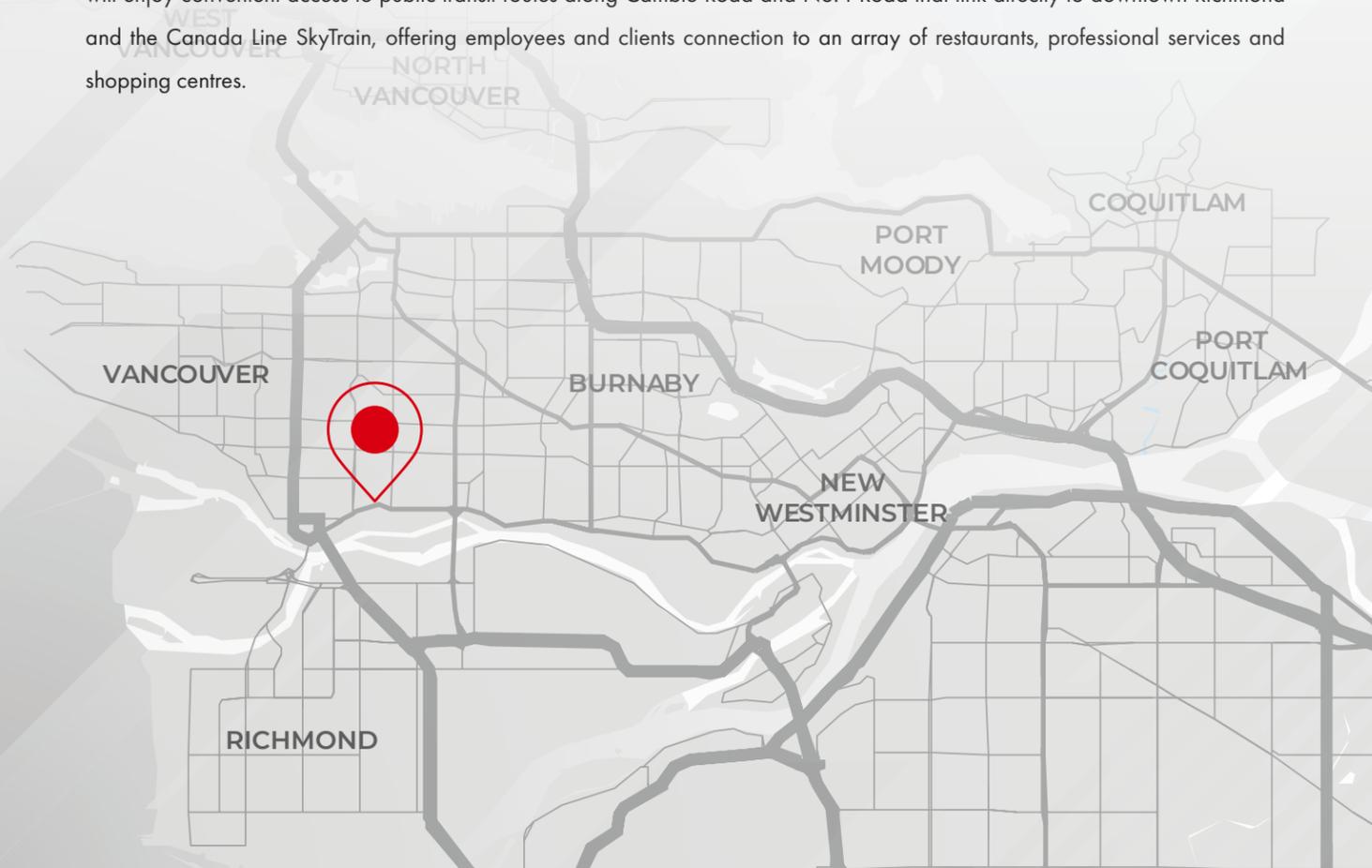
NORTH ARM BUSINESS CENTRE

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
- 15.2' minimum clearance under mezz

ZONING:

IL Zoning (Light Industrial)
This zone permits for a range of general industrial uses.

SITE SIZE:

1.13 acres

ESTIMATED COMPLETION DATE

Completed

COMPLETED & READY FOR IMMEDIATE OCCUPANCY!

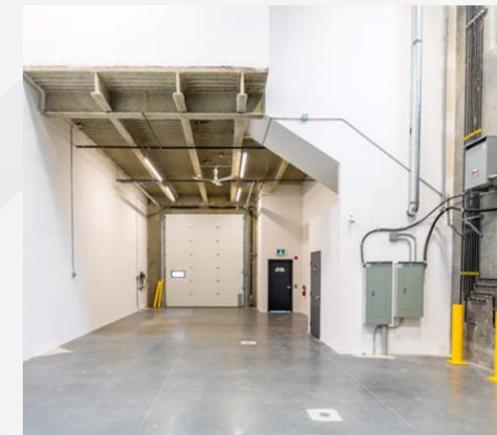
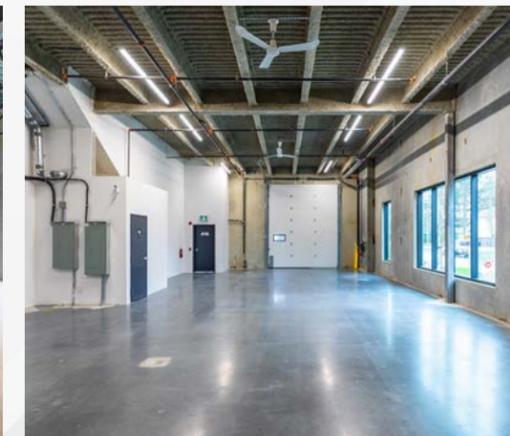
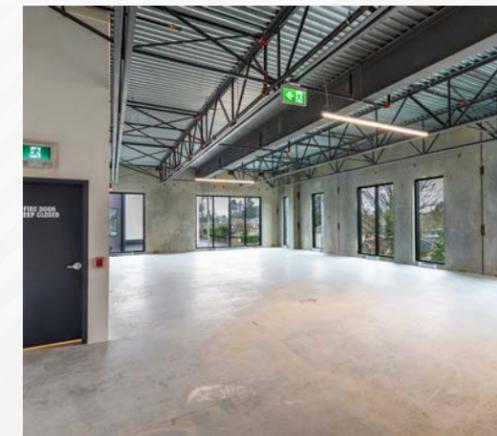
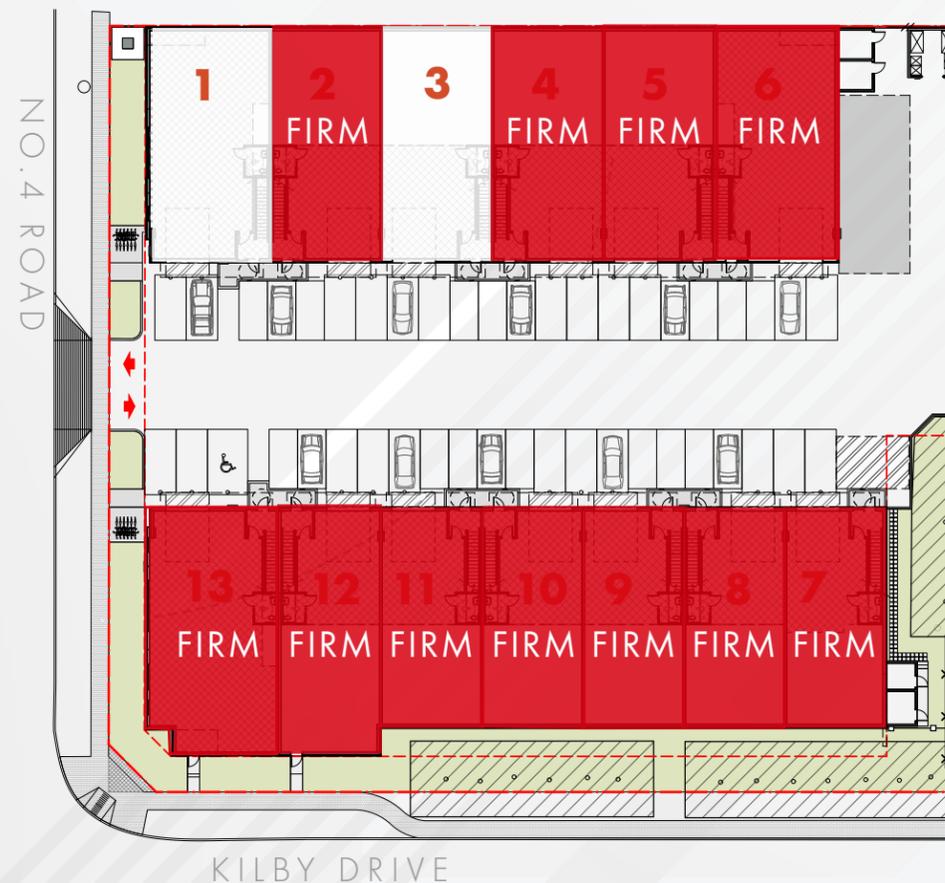


UNIT BREAKDOWN

UNIT	MAIN FLOOR	SECOND FLOOR	BALCONY	TOTAL SF	PRICE	TOTAL PRICE
1	2,173	2,092	86*	4,266	\$525	\$2,239,650
2	2,001	966	Firm Deal	2,997		
3	1,952	1,073		3,025	\$550	\$1,663,750
4	2,001	966	Firm Deal	2,997		
5	2,001	966	Firm Deal	2,997		
6	2,234	2,153	Firm Deal	4,387		
7	1,709	943	Firm Deal	2,652		
8	1,709	907	Firm Deal	2,616		
9	1,709	907	Firm Deal	2,616		
10	1,709	907	Firm Deal	2,616		
11	1,709	907	Firm Deal	2,616		
12	1,923	907	Firm Deal	2,830		
13	2,483	2,393	Firm Deal	4,876	\$525	\$2,559,900

*Not included in total area

UNIT BREAKDOWN



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Construction by



Architecture by



3640 NO 4 ROAD, RICHMOND, BC

JOEL BARNETT

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
joel.barnett@cbre.com | 604 662 5570

STEVE BROOKE

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
steve.brooke@cbre.com | 604 662 5147

ALEX MEI 梅嘉俊

Personal Real Estate Corporation
Vice President
Industrial Properties Group
alex.mei@cbre.com | 778 788 3106

CBRE Limited
1021 West Hastings Street, Suite 2500, Vancouver
BC V6E 0C3
www.cbre.ca



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