

**FOR SALE**

Units 10 & 11

# 4751 Shell Road

RICHMOND, BC



**THE  
INDUSTRIAL  
SPECIALISTS**

**CBRE**

*An opportunity to purchase 6,400 SF  
of warehouse space with 2 dock doors in  
North Richmond*

### ***Units 10 & 11***

**Total units size: 6,400 SF**

**Warehouse: 5,200 SF**

**Mezzanine: 1,200 SF**

**Zoning: IB-1**

**Gross taxes: \$31,090.70 (2023)**

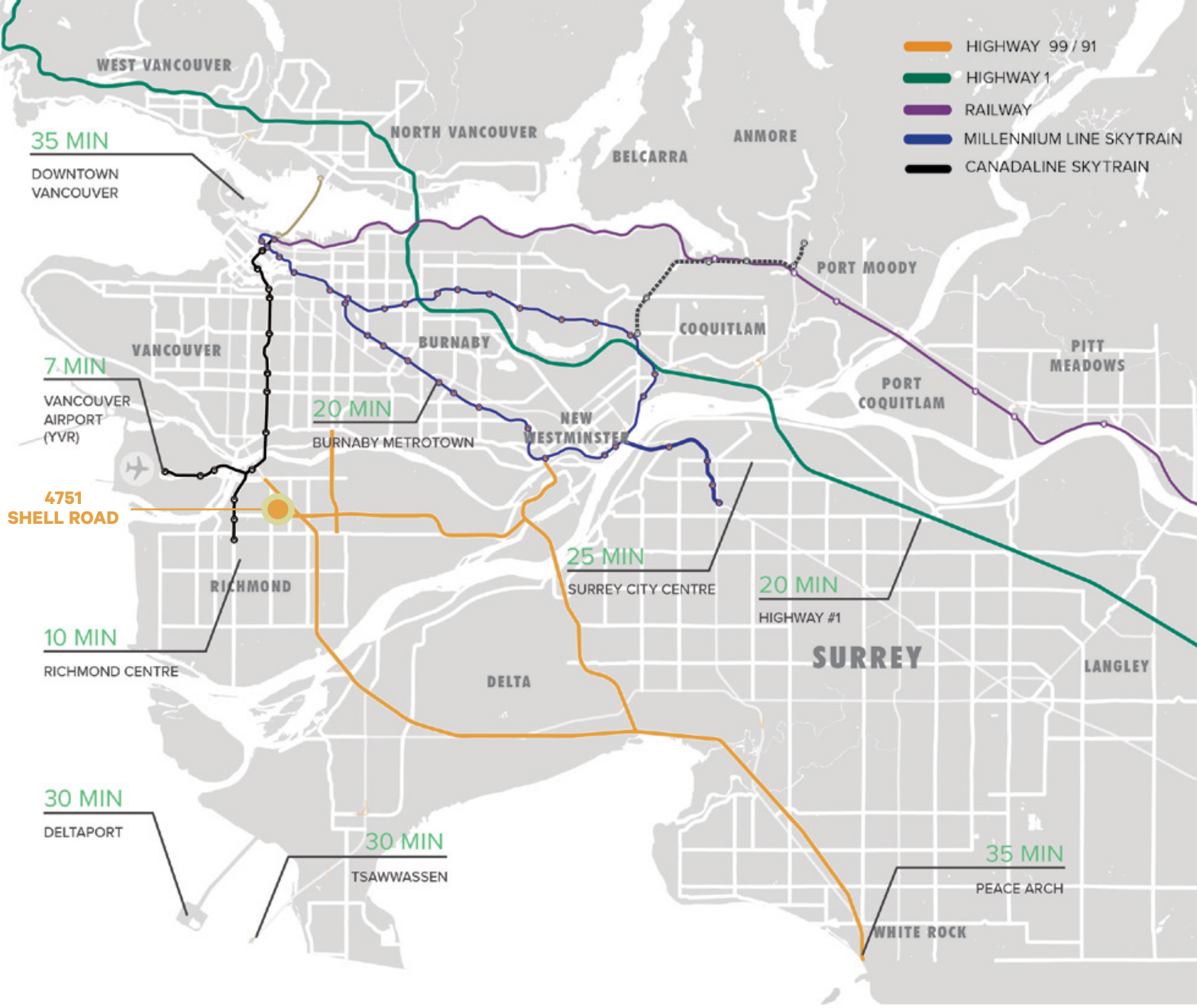
**Availability: Vacant possession**

**Pricing: Contact listing agents**

### ***Building Features:***

- + 2 dock loading doors
- + 24 FT clear heights in the warehouse area
- + Polished concrete flooring
- + Ample room in loading area for vehicle maneuverability
- + Ample parking stalls
- + Unit heaters in warehouse





## Efficient access, prime location

4751 Shell Road is optimally located near Highway 99 & 91 on-ramps and off-ramps allowing efficient access to all of Metro Vancouver, YVR International Airport and main shipping ports. Users will benefit from the numerous amenities located nearby as well as the 410 & 405 bus route that travels to the Richmond Centre Canada Line SkyTrain Station.

## Connect with us for more information

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