



FOR LEASE

UNITS 150 & 230
8711 Beckwith Road

RICHMOND, BC

**WAREHOUSE & OFFICE UNITS WITH GRADE LOADING LOCATED IN
PROXIMITY TO BRIDGEPORT SKYTRAIN STATION IN NORTH RICHMOND**

CBRE

**THE
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THE OPPORTUNITY

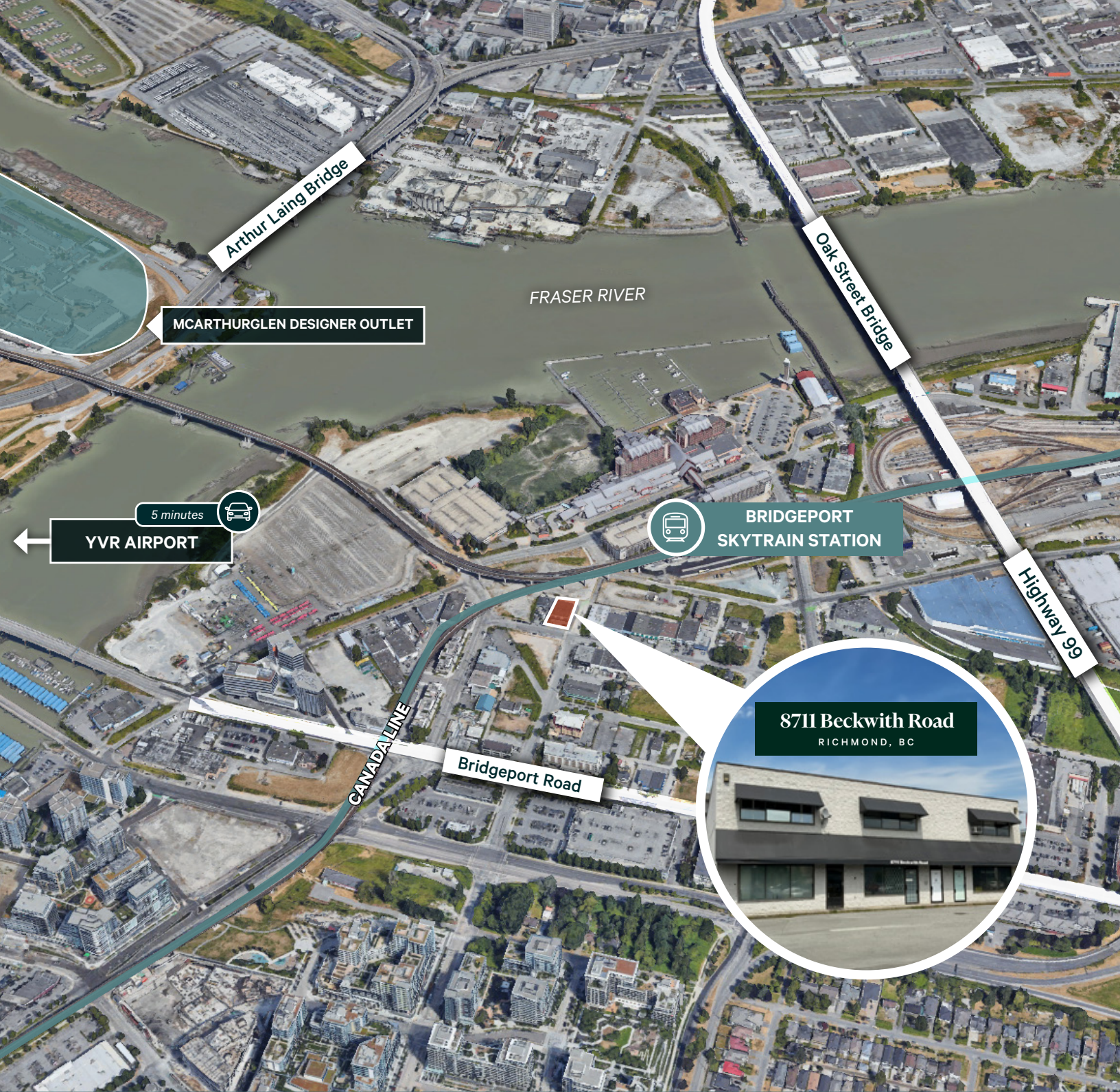
CBRE Limited is pleased to present the opportunity to lease **Units 150 & 230 at 8711 Beckwith Road** (the “Property”) – two industrial warehouse and office units located in North Richmond.

The Property is conveniently located near Vancouver International Airport (YVR) and just a 3-minute walk to Bridgeport SkyTrain Station. It also offers easy access to Highway 91 and 99, making it convenient to reach all areas of Metro Vancouver.

PROPERTY DETAILS

CIVIC ADDRESS	Unit 150 & 230 8711 Beckwith Road, Richmond, BC
P.I.D.	004-049-306
ZONING	IL - Light Industrial Zoning allows for a range of general industrial uses
YEAR BUILT	1988
BUILDING AREA	UNIT 150 1,628 SF (Ground floor warehouse) 300 SF (Second floor mezzanine office) TOTAL: 1,928 SF UNIT 230 1,700 SF (Second floor office) TOTAL: 1,700 SF
PROPERTY FEATURES	<ul style="list-style-type: none">• 3 phase power• Ample parking• Forced overhead natural gas• Concrete block construction
LOADING DOOR	8’ x 8’ grade loading door
AVAILABLE	Immediately
ASKING RATE	Contact Listing Agents





CONNECT WITH US FOR MORE INFORMATION

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