



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
INDUSTRIAL
SPECIALISTS**

THE OPPORTUNITY

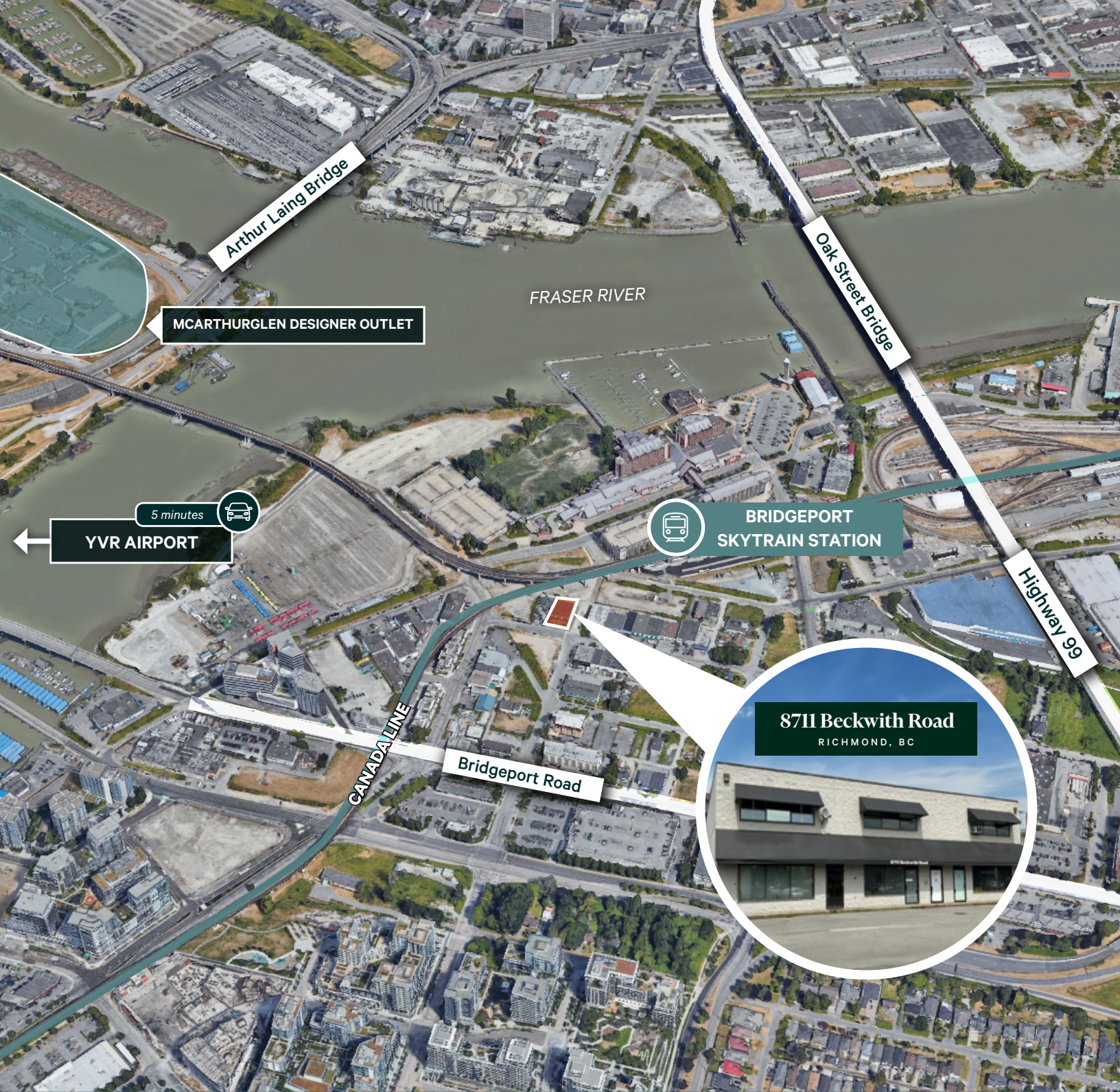
CBRE Limited is pleased to present the opportunity to lease **Units 150 & 230 at 8711 Beckwith Road** (the “Property”) – two industrial warehouse and office units located in North Richmond.

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	• 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

LUC SOARES

Sales Associate
778 372 1938
luc.soares@cbre.com

JOEL BARNETT

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

STEVE BROOKE

Personal Real Estate Corporation
Senior Vice President
604 662 5147
steve.brooke@cbre.com

ALEX MEI 梅嘉俊

Personal Real Estate Corporation
Associate Vice President
778 788 3106
alex.mei@cbre.com

theindustrialspecialists.com

@theindustrialspecialists

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth, Images: Southgranville.org