

FOR SALE & LEASE

Unit 180 4631 Shell Road

RICHMOND, BC

Prime Industrial & Office
Opportunity

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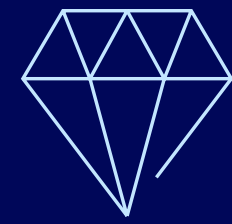
Unit 180-4631
Shell Road

Colliers

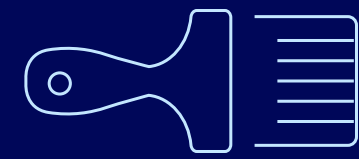
Building Highlights



Close proximity
to YVR



Newly renovated
office space



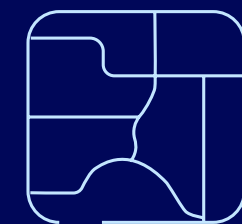
Recently painted
exterior



Roof replaced
within the past few
years



Grade level
loading

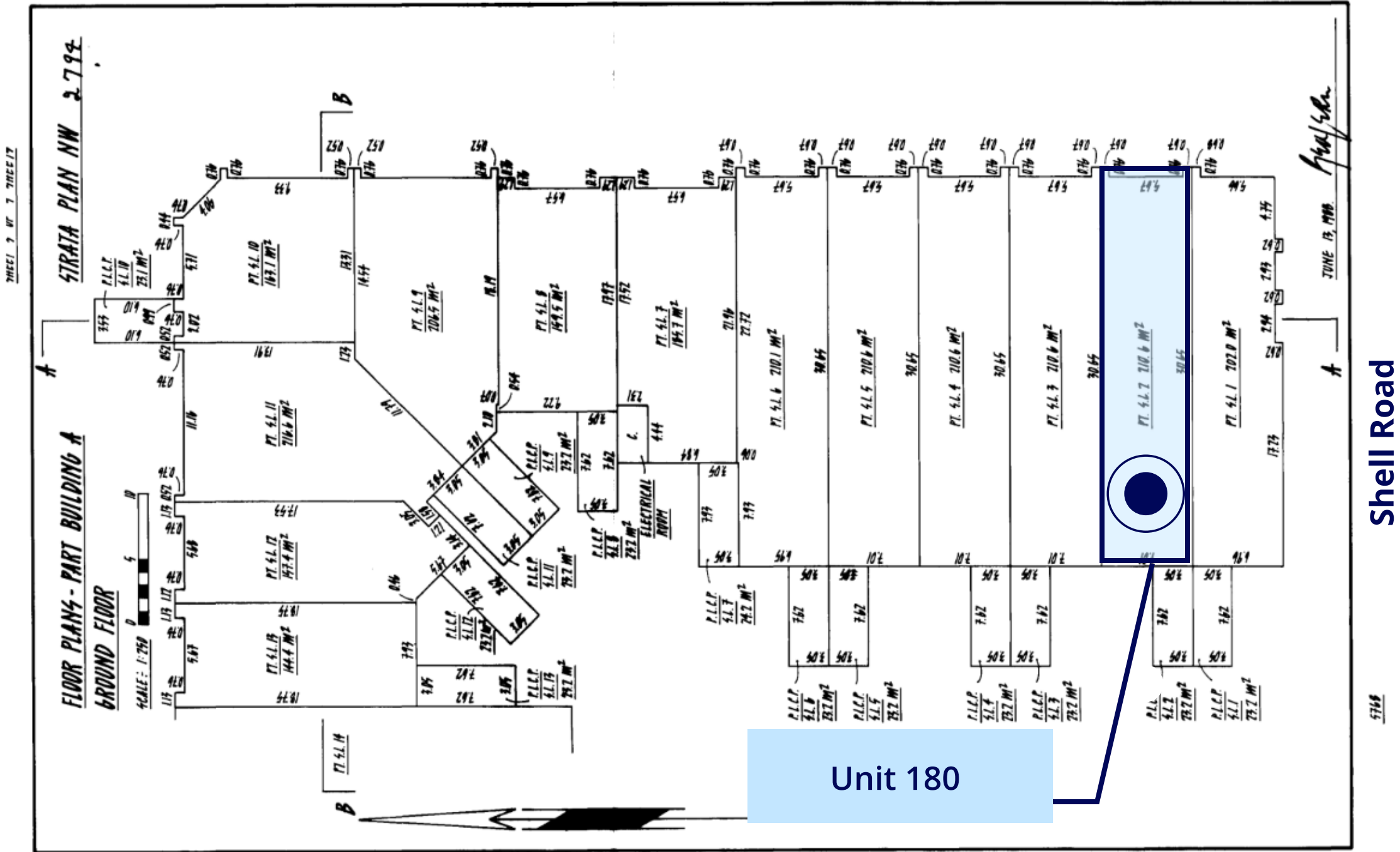
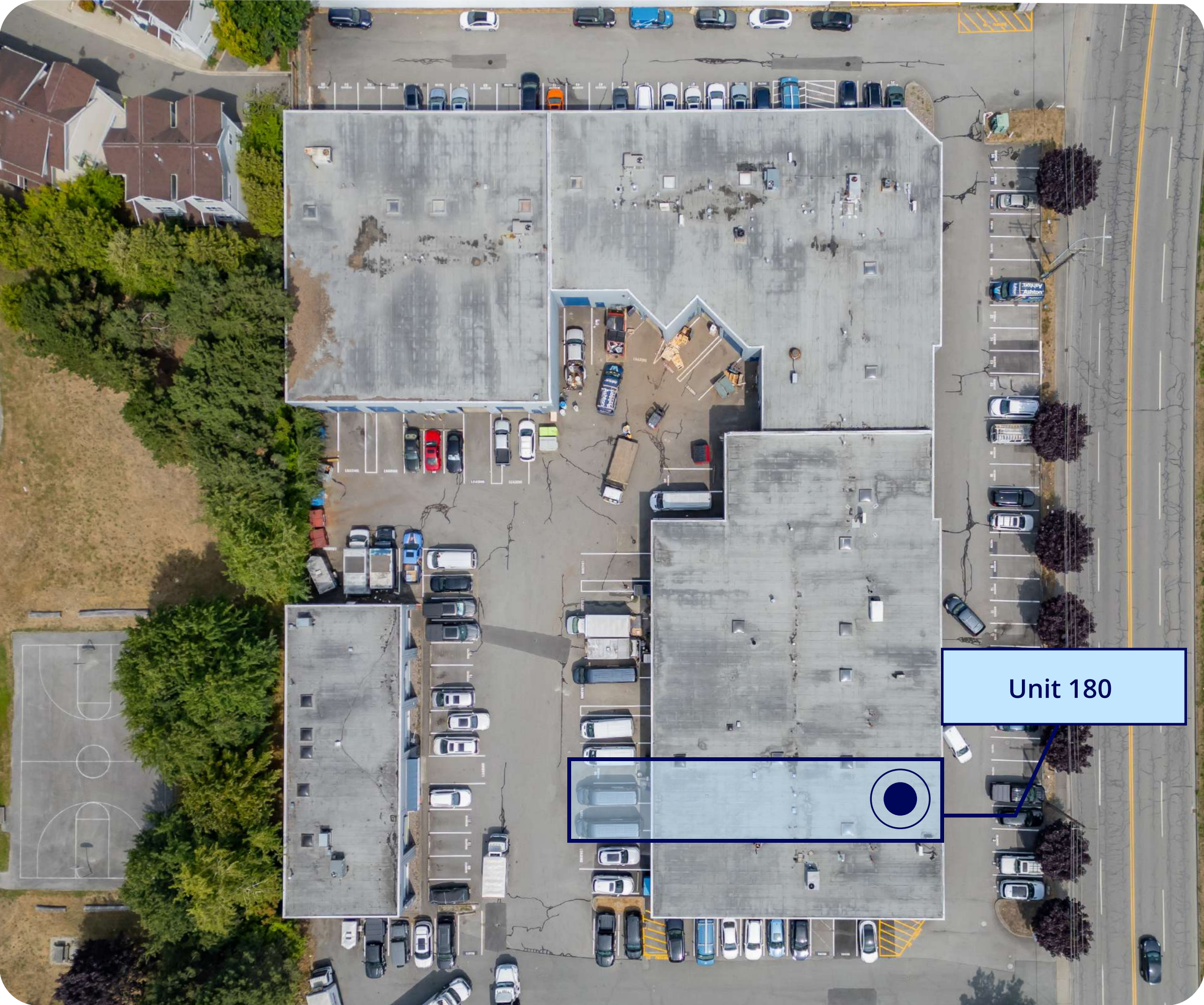


Light Industrial
(ZI18) zoning



Unit 180 at 4631 Shell Road offers a well maintained industrial and office opportunity in Richmond, just minutes from Vancouver International Airport. The unit features a newly renovated office, a recently painted exterior, and a roof that was replaced within the past few years, making it a turnkey opportunity for an owner user or tenant.

Site Plan

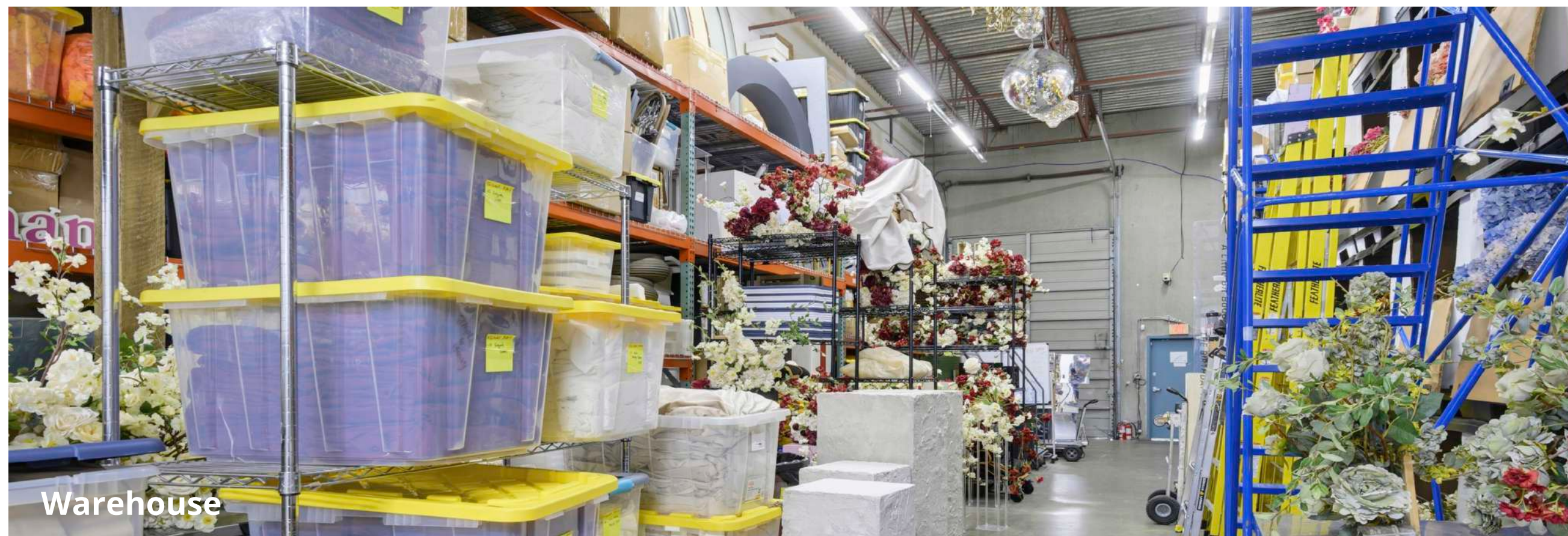


Property Details

Municipal Address:	Unit 180 - 4631 Shell Road, Richmond	
Building Area:	Main	2,200 SF (aprox.)
	Mezzanine	1,100 SF
	TOTAL	3,300 SF
Asking Price:	\$1,799,000.00	(\$545/PSF)
Lease Rate:	Basic Rent:	\$18.00/PSF
	Additional Rent:	\$7.52/PSF
Ceiling Height:	22' clear ceiling height	
Loading:	Grade level loading door	
Features:	• 2 parking stalls in front, 2 in back	
	• Newly renovated office	
Zoning:	Light Industrial (ZI18) zoning	



Unit 180 Interior



Location Overview

YVR Airport
10 min drive

Unit 180

Shell Road

Highway 99

Location Overview

Located in North Richmond just off Highway 99, Unit 180 at 4631 Shell Road sits in one of Metro Vancouver’s most accessible industrial corridors. The property is positioned between Cambie Road and Alderbridge Way, offering quick access to **Highway 99 and Highway 91**, and placing occupiers within minutes of Vancouver International Airport.

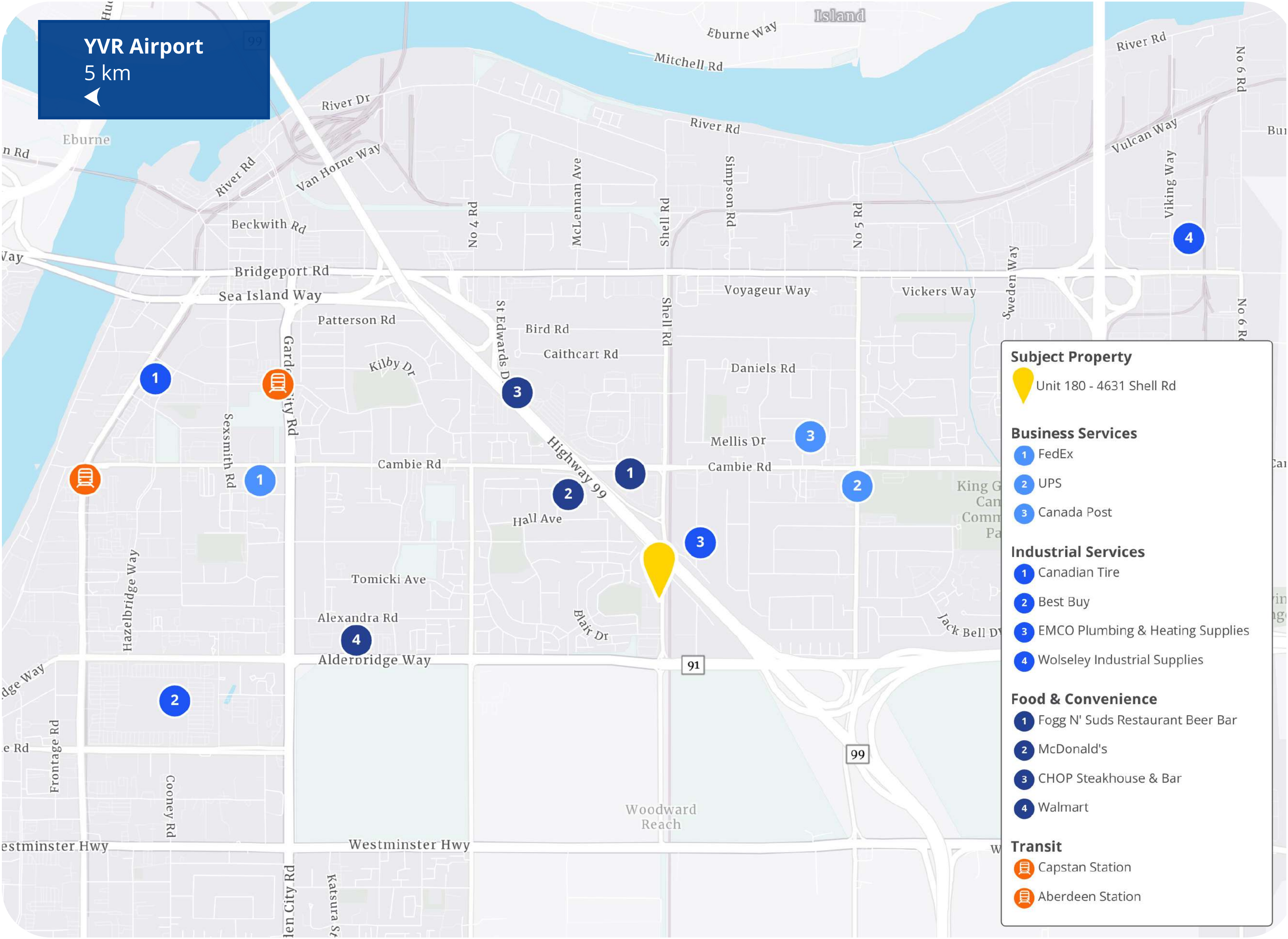
The location also provides a direct route into Vancouver via the **Oak Street Bridge**, and connects south to Delta and Surrey via the **Knight Street Bridge**, making it well suited for businesses that need fast, reliable access across the region. This established North Richmond industrial node offers a strong mix of nearby amenities, transit access, and a deep local labour pool, supporting a wide range of industrial, distribution, and business uses.



10 Minute Drive



5 Minute Drive





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