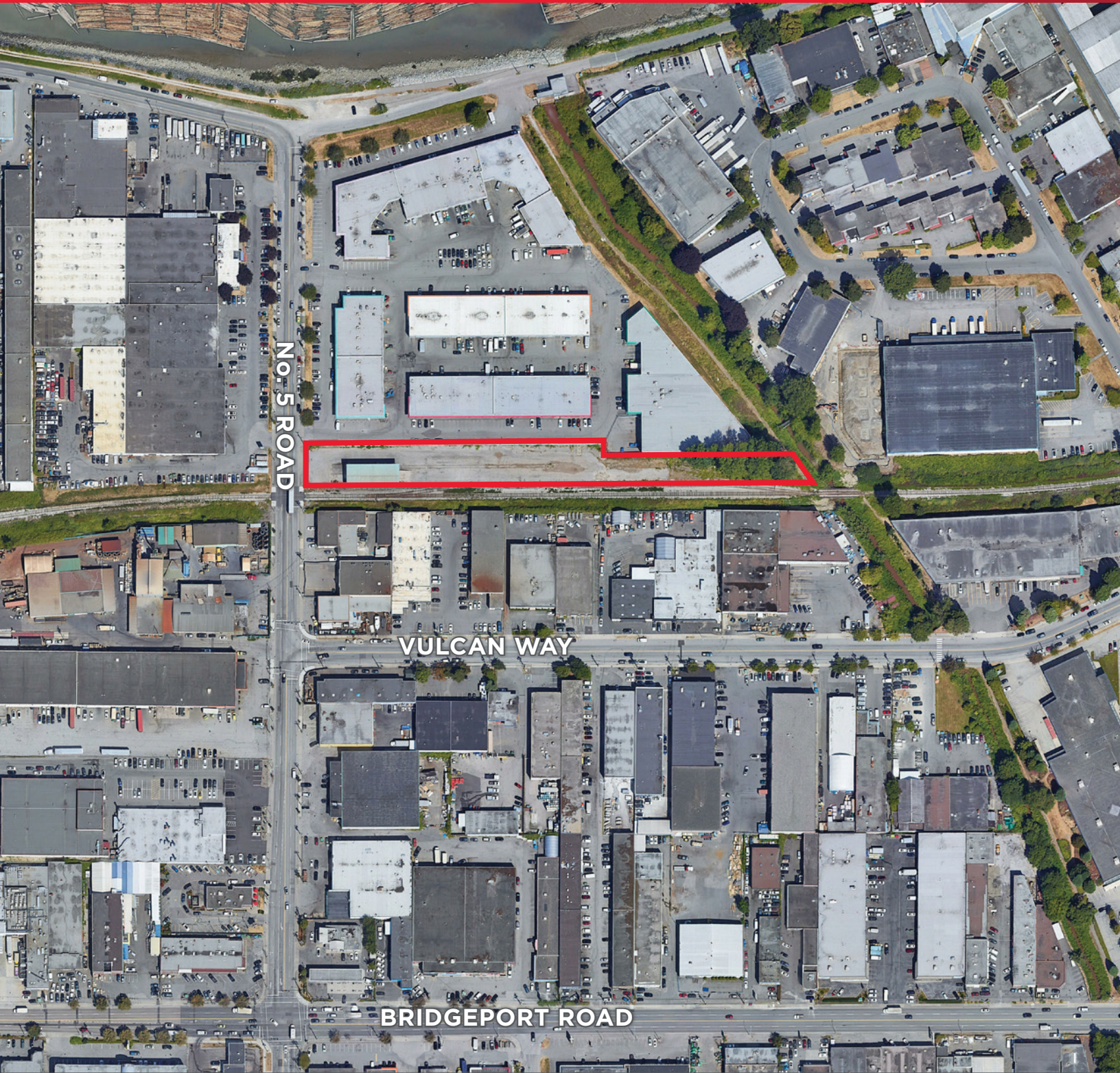


FOR SALE  
1.52 ACRES  
INDUSTRIAL ZONED LAND  
RICHMOND, BC



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# FOR SALE

## 1.52 ACRES

### INDUSTRIAL ZONED LAND

RICHMOND, BC



#### OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to acquire 1.52 acres of zoned industrial land in Richmond with good potential for industrial development. Centrally located in North Richmond, 5 minutes from the Knight Street Bridge offering easy access to all areas of Metro Vancouver via Highways 99 and 91. Flexible zoning allows for a wide variety of uses including manufacturing and warehousing.

#### SALIENT DETAILS

Address	2400 No. 5 Road, Richmond, BC
Legal Description	Portion of PID: 024-040-193 LOT 4 EXCEPT: FIRSTLY: PART 1.889 ACRES MORE OR LESS (REFERENCE PLAN 7893), SECONDLY: PART 1.671 ACRES MORE OR LESS (REFERENCE PLAN 10105), SECTION 19 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 3528
Zoning	IL - Light Industrial
Available Area	1.52 acres (66,211 sq. ft.)
Pricing & Sale Structure	Please contact listing agents for details

#### COMMENTS

The offered 1.52 acre parcel represents a portion of a larger CN owned legal lot. The parcel is improved with asphalt and perimeter fencing along the north and west property lines, and includes an approximate 3,000 sq. ft. covered rail-to-truck crossdock structure with ramped grade access.



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0857556 (06/23/bg)