

FOR SALE

8851 BECKWITH ROAD

INDUSTRIAL STRATA WAREHOUSE | RICHMOND

A rare opportunity to acquire 9,812 SF of industrial strata space, comprised of six strata lots sold together, in Richmond's Bridgeport industrial area.

Zoned IL (Light Industrial), the property offers functional warehouse space with second-floor offices and six grade-level loading doors, and has historically operated as a licensed shellfish processing and distribution facility.

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SPACE SPECIFICATIONS

THE OPPORTUNITY

8851 Beckwith Road offers 9,812 SF of industrial strata space comprised of six strata lots being sold together in Richmond's Bridgeport industrial area. Zoned IL (Light Industrial), the property features functional warehouse space with second-floor offices and six grade-level loading doors, offering flexibility for a variety of industrial and commercial uses.

The premises have historically operated as a licensed shellfish processing and distribution facility, with existing shellfish processing approvals in place — an increasingly difficult designation to obtain that may provide significant value to purchasers in the seafood industry.

The two-storey light industrial strata building was constructed in 1988 and sits in Richmond's established Beckwith industrial corridor, surrounded by a mix of commercial and industrial users. Surface parking is available on site.

SALE DETAILS

PREMISES	ASKING PRICE	ZONING
9,812 SF (six strata lots)	$5,500,000	IL (Light Industrial)

FEATURES

- 9,812 SF across six strata lots, sold together.
- Two-storey light industrial building constructed in 1988.
- Functional warehouse space with second-floor offices.
- Approximately 17.5 ft ceiling height.
- Zoned IL (Light Industrial).
- Six grade-level loading doors, approx. 9 x 12 ft.
- 200A, 120/208V, three-phase power.
- 12 parking stalls on site.
- Licensed shellfish processing and distribution history, with existing processing approvals in place.



STREET VIEW



AERIAL VIEW

The information contained herein has been obtained from sources believed reliable but is not guaranteed. Buyers should conduct their own due diligence to verify all details. E.&O.E.