

# For Sale

Near Entitled Redevelopment Site  
8200 to 8300 Leslie Road  
Richmond, BC



GAMMON

# NEAR ENTITLED LIGHT INDUSTRIAL SITE

Near entitled light industrial development site at 8200–8300 Leslie Road, Richmond B.C.. Strategically located within a key employment corridor with excellent regional access. Zoning and entitlements in place support efficient project planning and approvals. Ideal opportunity for developers or owner-users seeking scale, flexibility, and long-term industrial value.

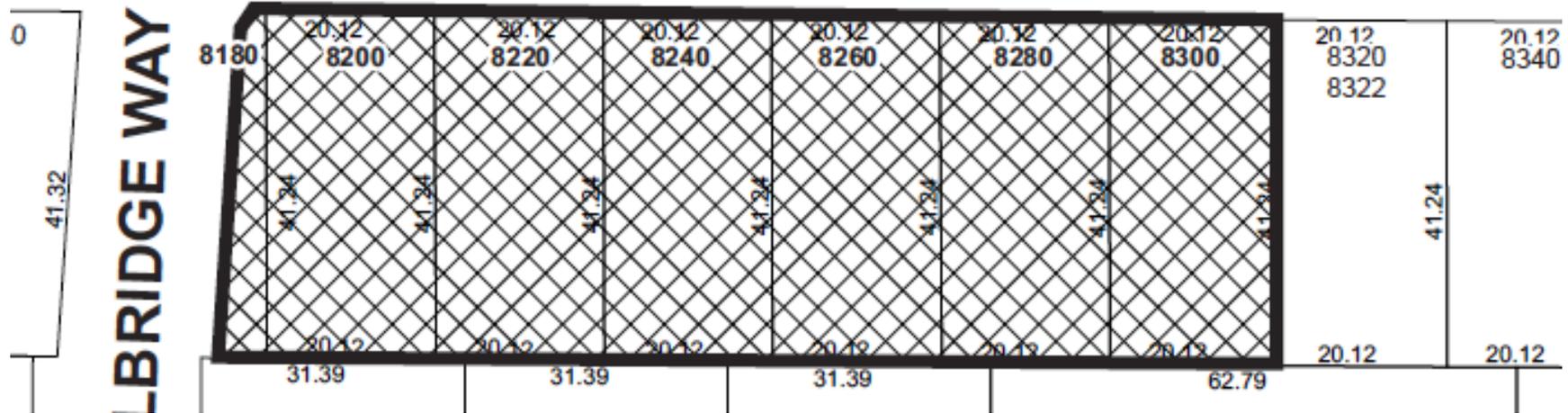
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| <p><b>Wellness</b></p> <ul style="list-style-type: none"> <li>1 Richmond Hospital</li> <li>2 Richmond Public Library</li> <li>3 Richmond Art Gallery</li> <li>4 Richmond Olympic Oval</li> <li>5 Richmond Tennis Club</li> <li>6 Richmond Yacht Club</li> </ul> | <p><b>Business</b></p> <ul style="list-style-type: none"> <li>7 International Trade Centre</li> <li>8 Boeing, Corvus Energy, and V-Tech Corporate Offices</li> <li>9 Canada Post Pacific Processing Centre</li> </ul>                                               |
| <p><b>Hotels &amp; Convention</b></p> <ul style="list-style-type: none"> <li>10 Sheraton Hotel</li> <li>11 Marriott Hotel</li> <li>12 Hilton Hotel</li> <li>13 The Westin Wall Centre</li> <li>14 Radisson Hotel</li> <li>15 Richmond Conference</li> </ul>     | <p><b>Retail &amp; Food</b></p> <ul style="list-style-type: none"> <li>16 Central at Garden City</li> <li>17 T&amp;T Supermarket</li> <li>18 Xiaolongkan Hotpot</li> <li>19 Hanok Korean Restaurant</li> <li>20 Emperor's Kitchen</li> <li>21 Origo Club</li> </ul> |
| <p><b>Connectivity</b></p> <p>YVR International Airport with 55 operating to 116 destinations</p>                                                                                                                                                               | <p><b>Subject Site</b></p> <p>~ 415 ft x ~ 134 ft<br/>~ 55,620 sq.ft.</p>                                                                                                                                                                                           |



08 Business ➤



# LESLIE RD



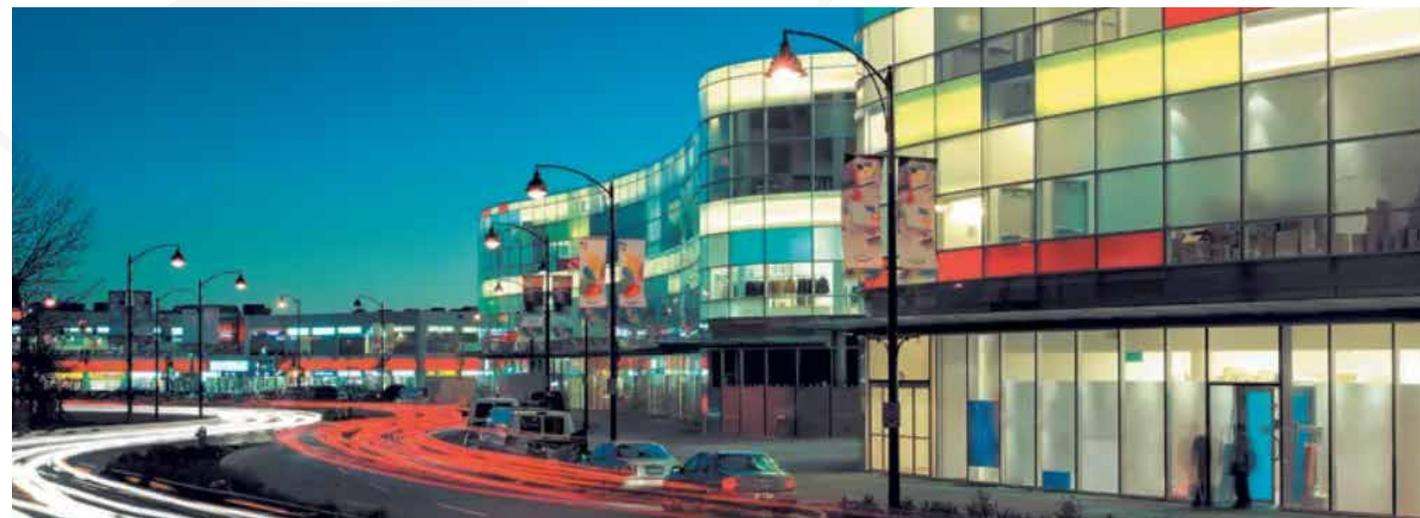
	Z1Z1 Zoning Bylaw	Site Development Potential
Site Area:	-	55,620 sq.ft.
Allowed Density	1.20 FSR	66,744 sq.ft
Bonus Density	+0.51 FSR (with conditions/payment)	28,366 sq.ft.
Maximum Total Density	1.71 FSR	95,110 sq.ft.
Secondary Use Limit	Max 50% of the Total Floor Area	47,555 sq.ft.
Secondary Use Bonus Cap	Max 20,968 sq.ft.	20,968 sq.ft. of bonus density
Site Coverage	90%	50,058 sq.ft. max building footprint
Max Building Height	25 Meters (~82 Feet)	Mid-rise industrial form
Road Setback	3.0 Meters	3.0 m setback from public road edges
Interior/Rear Setback	0.0 Meters (3.0 Meters if abutting residential)	3.0 m setback at eastern lot line



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## NEARBY AMENITIES



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