

# FOR SALE

13,751 SF ALL GROUND FLOOR  
WAREHOUSE SPACE



Unit 125

**11400 Twigg Place**

Richmond, British Columbia



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# Opportunity

To purchase 13,751 SF of industrial space in a modern, state of the art facility on a high profile site. Excellent truck maneuvering, site access, ample parking, attractive landscaping and efficient column spacing, make for an efficient industrial property with excellent corporate appeal.

## Building Details



### Available Area (SF):

Warehouse:	13,751
Office:	0
Total:	13,751



### Zoning:

I (Industrial)  
This zone provides for a wide range of general and heavy industrial uses, including manufacturing, warehousing, wholesaling, assembly, and distribution.



### Asking Price:

\$8,608,000 (\$626 PSF)



### Strata Fees:

\$1,055/month



### Property Taxes:

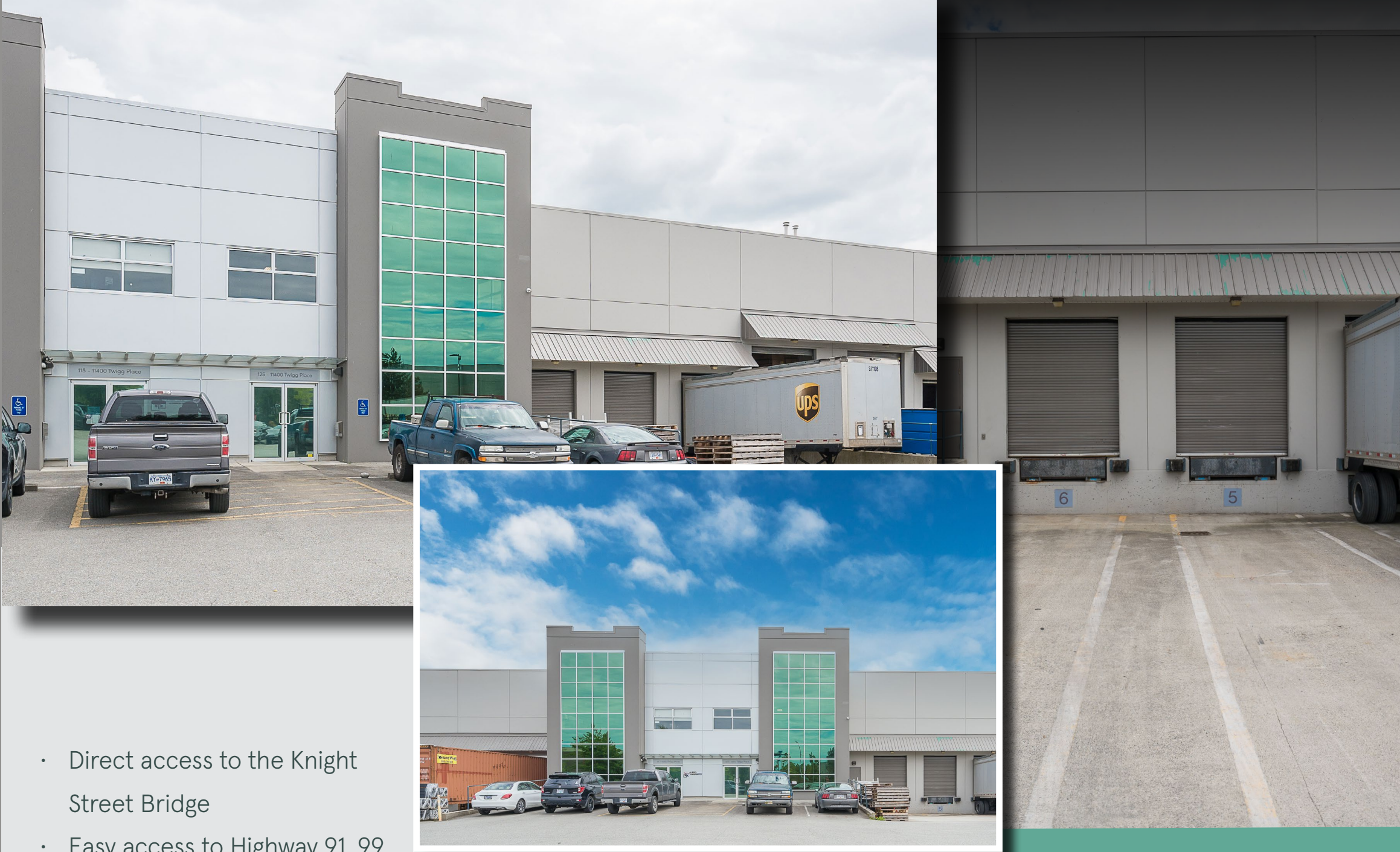
\$44,177.98 (2021)



### Year Built:

2006

- Direct access to the Knight Street Bridge
- Easy access to Highway 91, 99 and SW Marine Drive
- Proximity to Vancouver, Richmond, New Westminster, Surrey and YVR Airport
- Downtown Vancouver is less than twenty minutes away



## Property Features



3 Dock and  
1 Grade loading



26' Clear  
ceiling height



Fully  
sprinklered



Ample parking  
and truck maneuvering



T5  
lighting



Attractive  
landscaping



3-phase  
electrical service

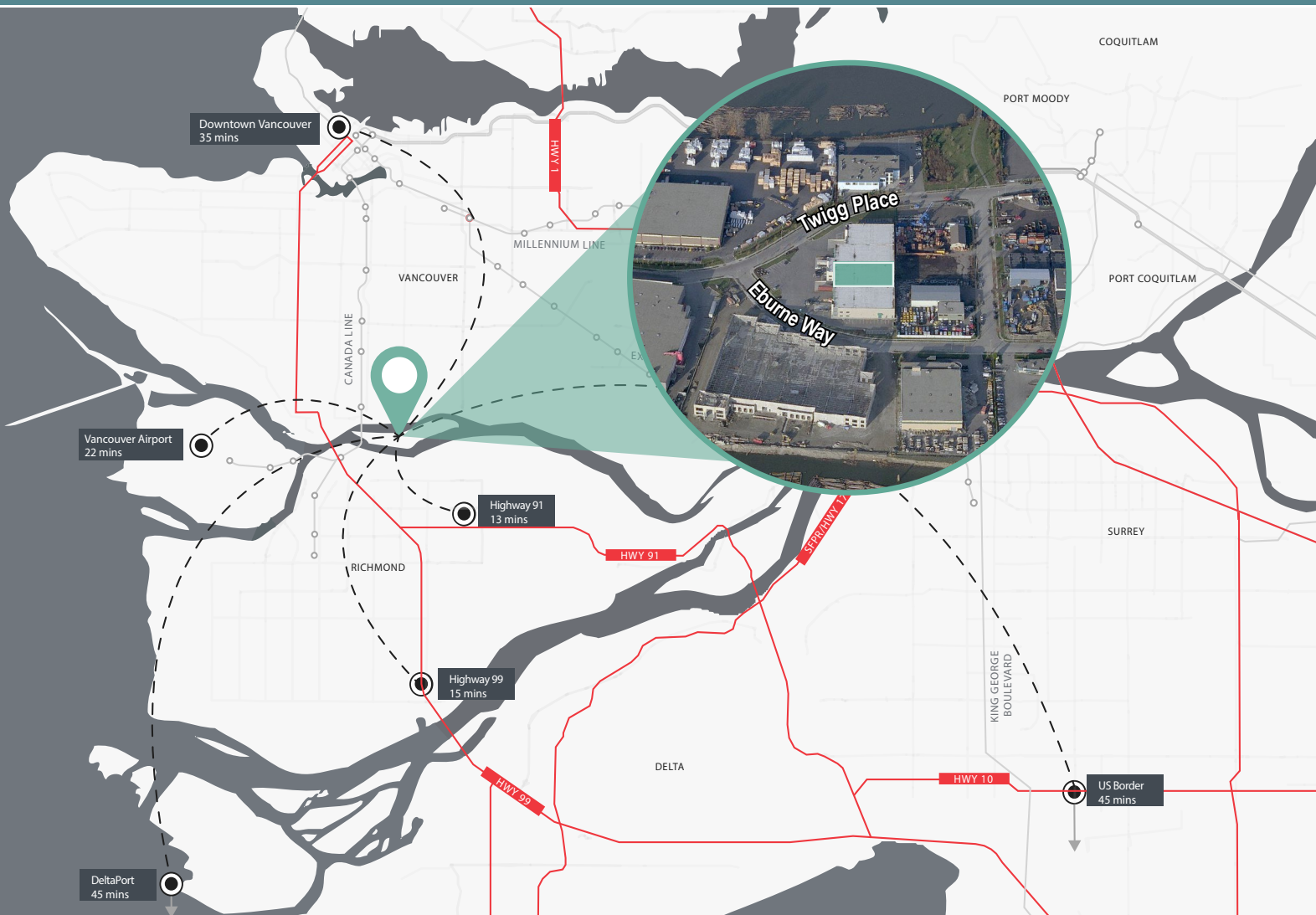


Concrete apron  
in loading areas



# Location

Mitchell Island has the advantage of being minutes away from downtown Vancouver, Richmond and Burnaby. Businesses choose to locate in this area to benefit from its close proximity to large labour pools, flexible industrial zoning as well as central location with quick and easy access to the Vancouver International Airport, Highway 91 & 99, Vancouver International Airport and Deltaport container terminal.



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