



For lease

7,102 SF of Warehouse and
Office Space with Dock and
Grade Loading

Unit 103
11280 Twigg Place
Richmond, BC

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Location

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



Available Area (SF):
Ground floor: 6,382
Second floor office: 720

Total Area: 7,102



Available:
Immediately



Building Details

Zoning:
I (Industrial)
Zoning permits a wide range of general and heavy industrial uses including manufacturing, warehousing, wholesaling, assembly and distribution.

Basic Rent:
\$20.95 PSF

Additional Rent:
\$5.00 PSF (2024 estimate)



Dock and grade level loading



26' clear ceiling height



ESFR sprinkler system



Concrete tilt-up construction

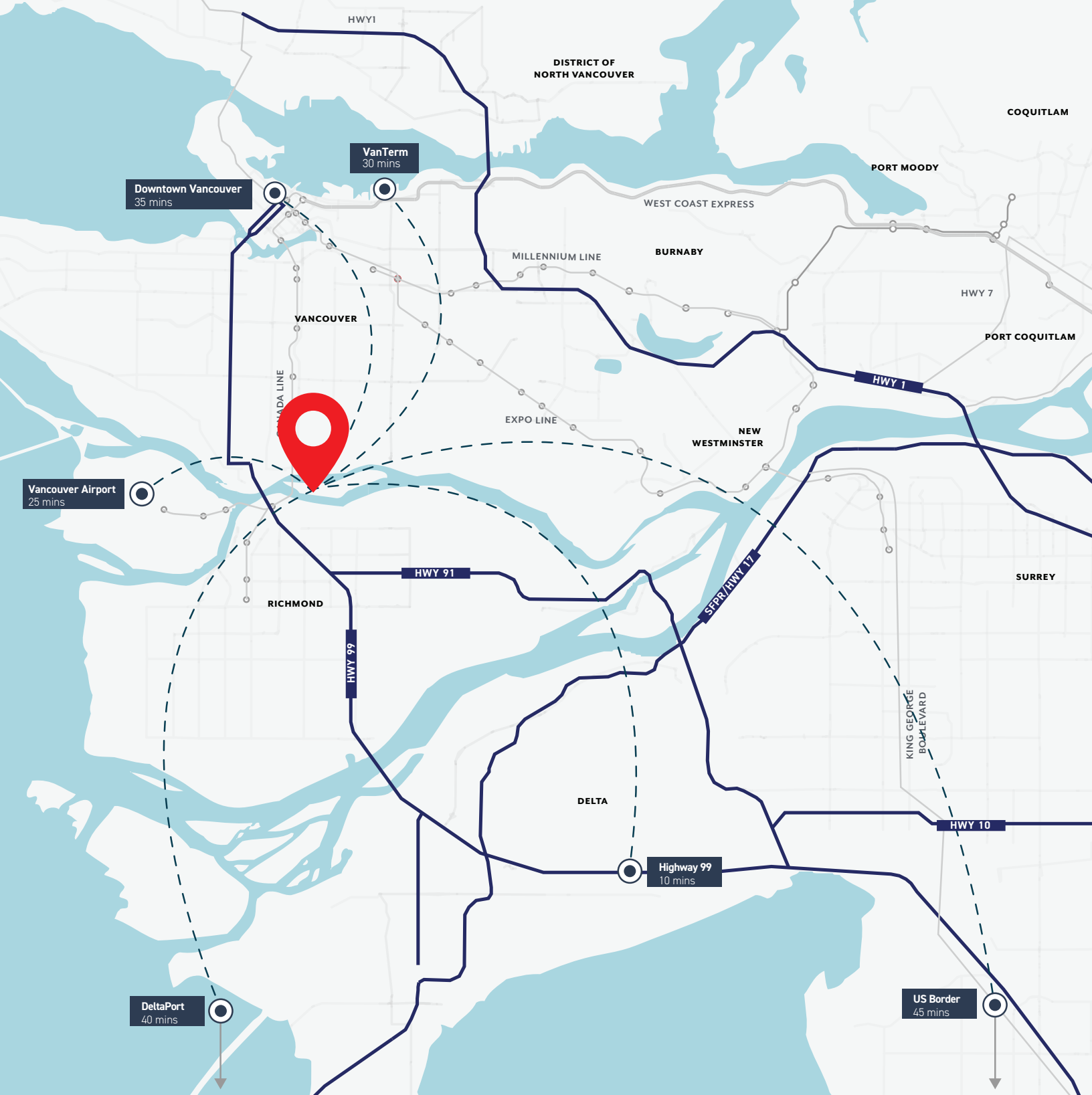


Gas-fired unit heaters



Fraser River views





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