



11111

**TWIGG PLACE
RICHMOND, BC**

UNIT 1003

9,860 SF

**INDUSTRIAL UNIT WITH
2 DOCK & 1 GRADE
LOADING DOORS**

REDUCED PRICE



FOR SALE

Highlights



ASKING PRICE

~~\$5,718,000~~

\$5,078,000 (\$515 PSF)



STRATA FEES

\$1,990 per month



AVAILABLE

Immediately



CEILING HEIGHT

26' clear



LOADING

2 dock, 1 grade



YEAR BUILT

2018



SPRINKLERS

ESFR sprinklers



LIGHTING

T5



POWER

3-phase electrical service



PARKING

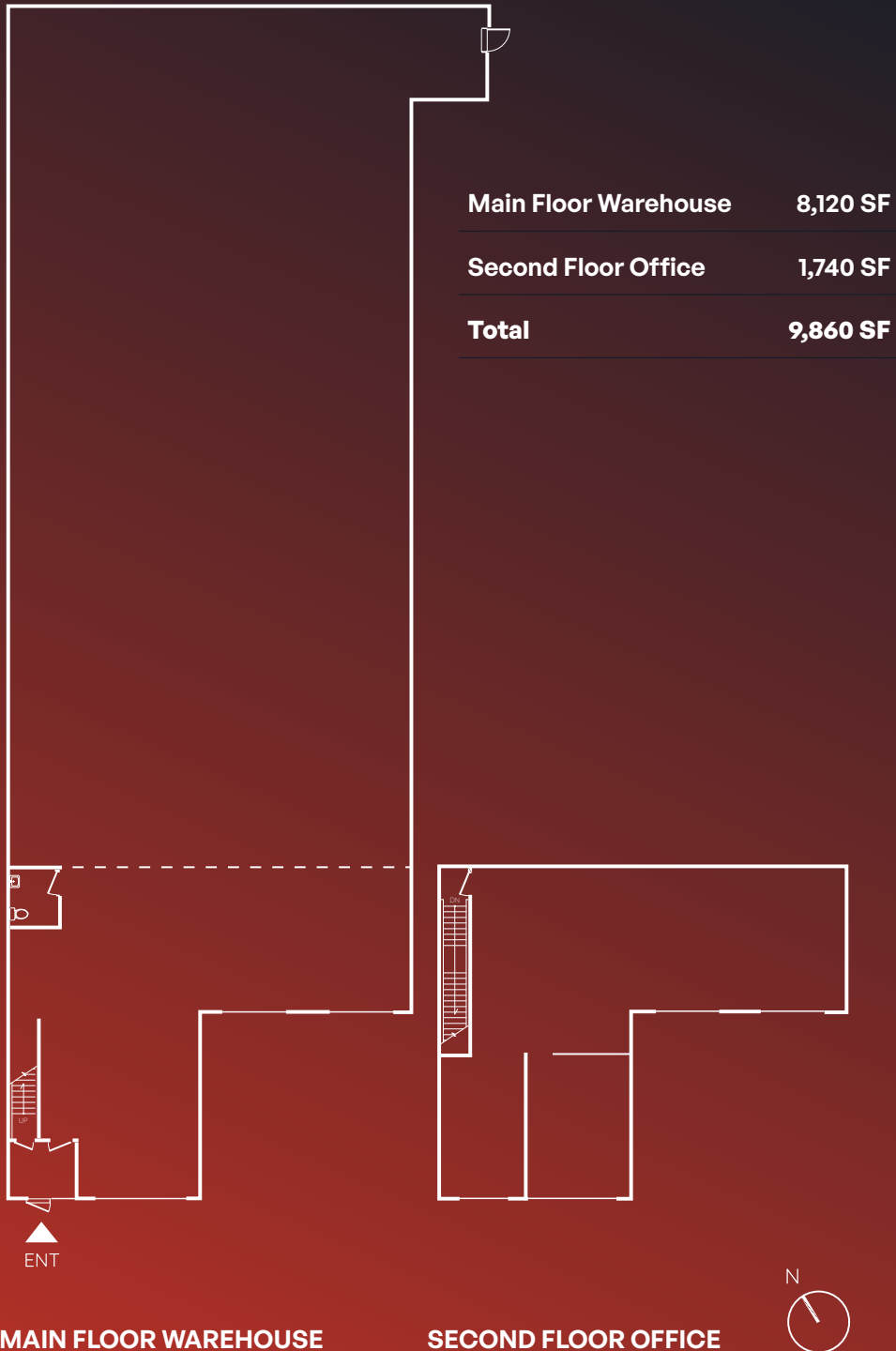
Nine (9) assigned parking stalls



ZONING

I (Industrial)





Location

Perfectly located for opportunities in every direction. The property is set right in between the vibrant international hub of Vancouver, the industrial and commercial services of Marine Way in Southwest Burnaby and the growing market of Richmond. With direct access north, south, east or west, you can benefit from the growth of the entire region.



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