

OWNER USER
OPPORTUNITY



For Sale or Lease

1075 Millcarch Street, Richmond, BC

6,080 SF on 0.35 acres
3,000 SF available to occupy

**AVAILABLE AREA**

Office 1,080 sf
Warehouse 5,000 sf
Total Area 6,080 sf



LOADING
2 grade level loading doors



AVAILABLE
3,000 sf available immediately



CEILING HEIGHT
18.5' clearance



NET LEASE RATE
\$20.00 PSF



CONSTRUCTION
Concrete block construction

SALE PRICE
\$3,650,000

ZONING

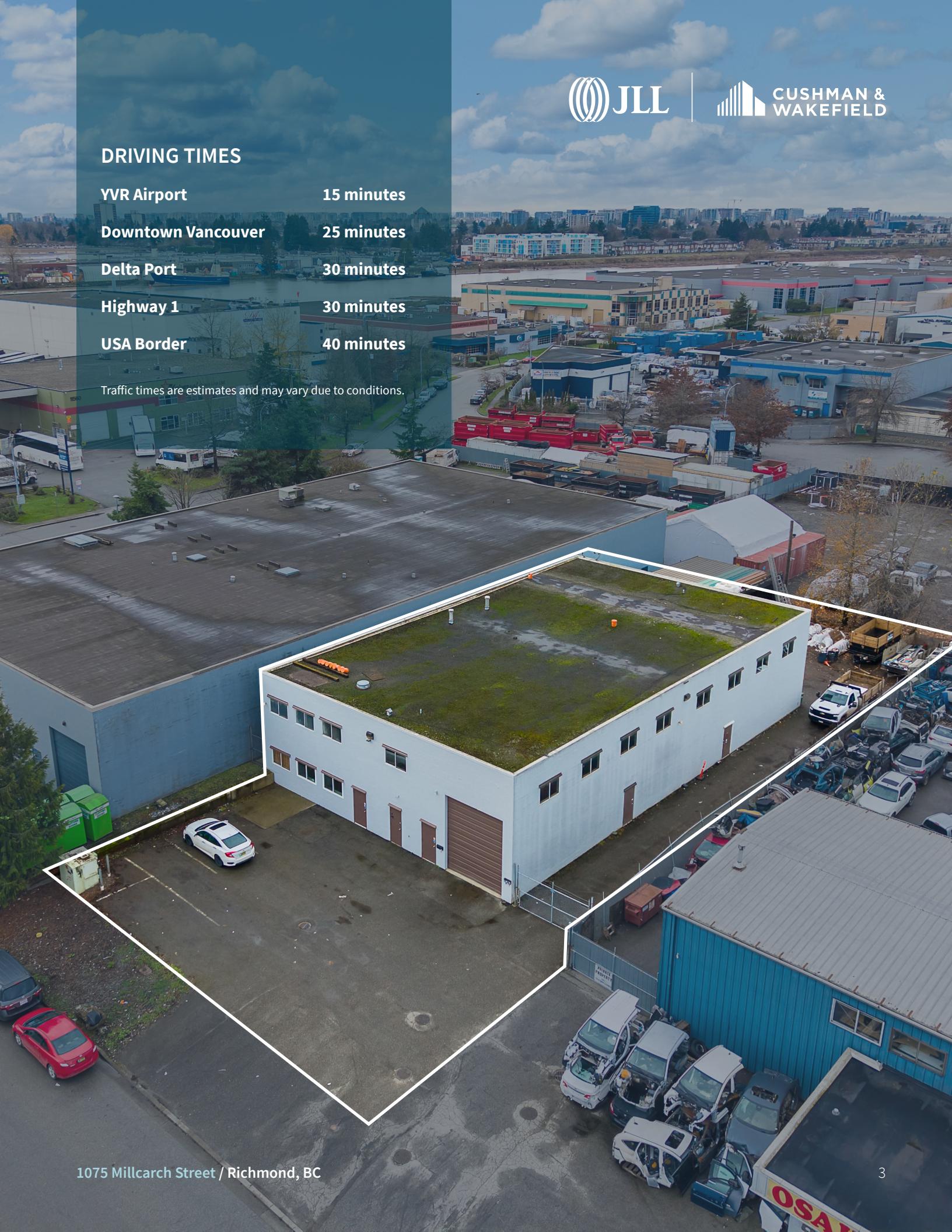
I (Industrial)

OPPORTUNITY

To purchase a 6,080 SF freestanding industrial building on Mitchell Island. The building is partially leased until June 30, 2030. Contact listing agents for income details.

LOCATION

Located in North Richmond, 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 a large labor supply, flexible industrial zoning, as well as quick and easy access to Highway 91 & 99, Vancouver International Airport and Deltaport container terminal.

**DRIVING TIMES**

YVR Airport	15 minutes
Downtown Vancouver	25 minutes
Delta Port	30 minutes
Highway 1	30 minutes
USA Border	40 minutes

Traffic times are estimates and may vary due to conditions.



FOR MORE INFORMATION, PLEASE CONTACT:

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