

For lease

11371 Twigg Place
Richmond, BC

52,000 SF building on 6.87 acres of land





Available Area:

Warehouse: 48,000 SF

Ground Floor Office: 2,000 SF

Second Floor Office: 2,000 SF

Total: 52,000 SF



Loading:

8,750 SF covered loading platform

Two (2) 16'Hx25'W doors

Four (4) 12'Hx10'W doors

2 levelers



Site Size:

6.87 acres



Zoning:

I (Industrial)



Ceiling Heights:

26' clear



Power:

600A 600V 3-phase



Opportunity

To lease a low site coverage building on the western end of Mitchell Island.

Lease Rate Building: \$16.95 PSF

Lease Rate Excess Land
(approx. 200,000 SF) \$4.75 PSF

Property Taxes (2026): \$404,000

Insurance: \$30,000

Balance of Additional Rent: TBD

Available Q2 2027



Property Highlights

- ✓ Building dimensions 250'x200'
- ✓ Metal halide lighting in warehouse
- ✓ Gas forced air in warehouse, HVAC office
- ✓ Concrete tilt-up construction, sprinklered
- ✓ Room for approximately 25 trucks at platform
- ✓ Yard is paved, fenced, and lit
- ✓ Quonset hut of approximately 14,400 SF

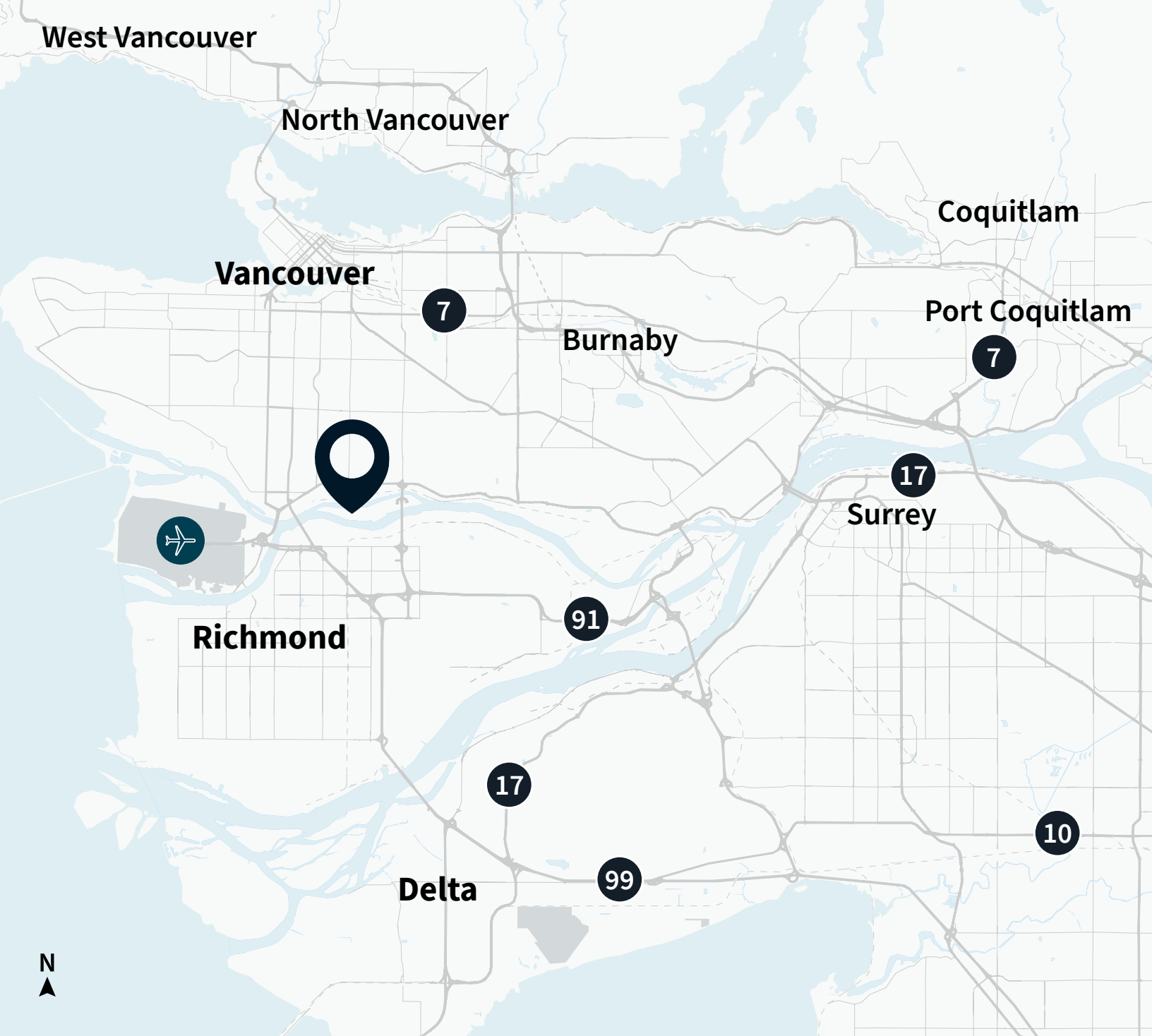
**All square footages are approximate*



Location

Located in North Richmond minutes from downtown Vancouver, Richmond, and Burnaby, Mitchell Island offers businesses flexible industrial zoning, close proximity to large labour supply, and direct access to YVR, Highways 91 & 99, and Deltaport container terminal. This proven logistics hub hosts companies like Great Little Box Company, United Lock-Block, and Donald's Fine Foods, attracting tenants who need functional space within an established industrial concentration that supports modern distribution and manufacturing operations.

11371 Twigg Place / Richmond



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