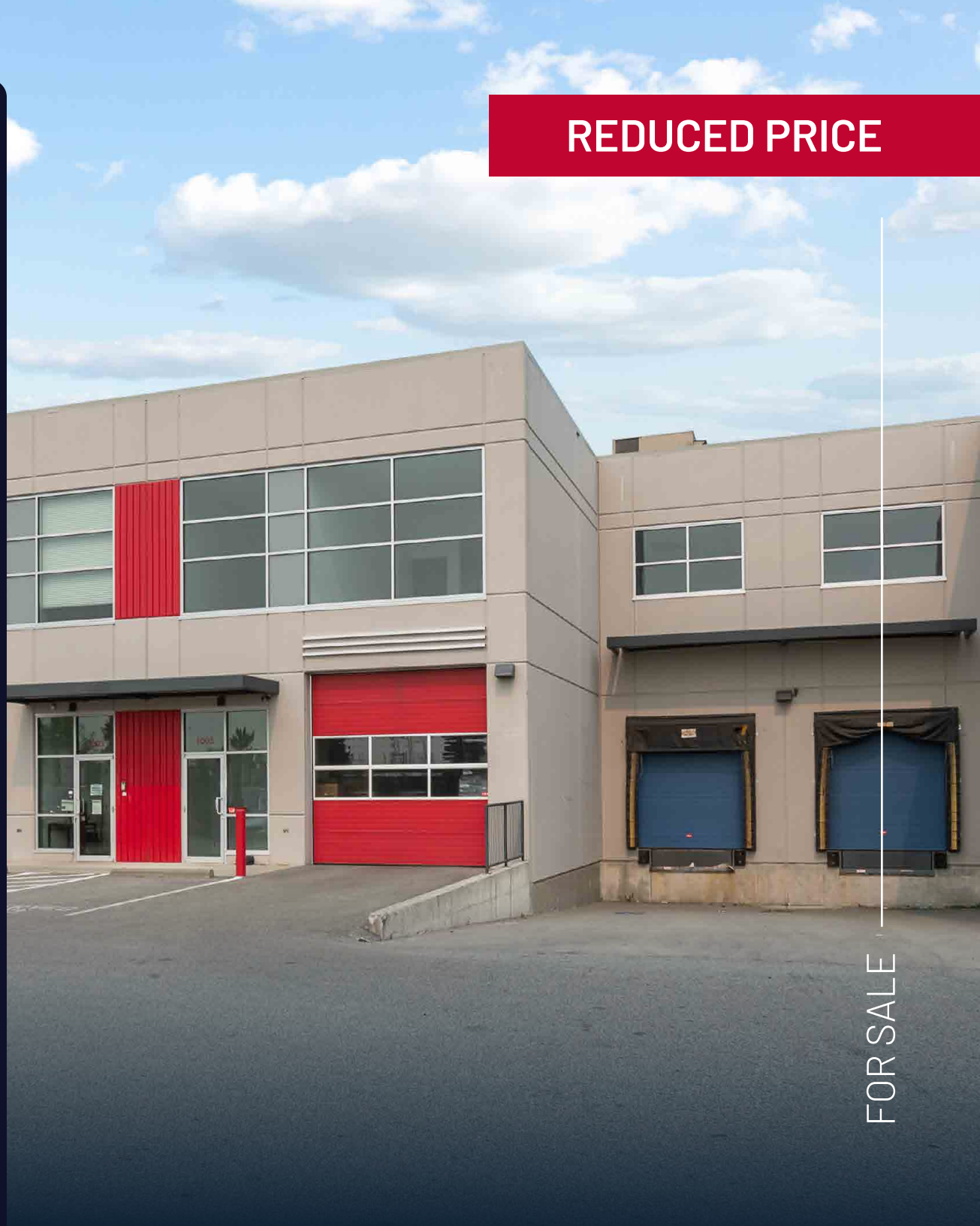
JLL

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~~
$5,128,000 ($520 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

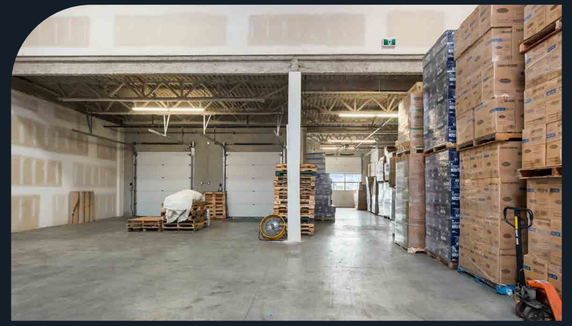
PARKING
Nine (9) assigned parking stalls

ZONING
I (Industrial)

Main Floor Warehouse	8,120 SF
Second Floor Office	1,740 SF
Total	**9,860 SF**

MAIN FLOOR WAREHOUSE

SECOND FLOOR OFFICE



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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