

FOR LEASE | INDUSTRIAL
1091 MILLCARCH STREET
RICHMOND, BC



- ▶ **13,000 SF Warehouse/Office at a Corner Location**
- ▶ **Located in the Heart of Mitchell Island**

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Location

Located in North Richmond on Mitchell Island, this property offers excellent access to Downtown Vancouver, Richmond, and Burnaby. Positioned at the northwest corner of Eburne Way and Millcarch Street, it provides strategic connectivity via Knight Street Bridge.

Features

- ▶ Two-tenant building
- ▶ Corner location
- ▶ Functional warehouse area
- ▶ Efficient column spacing (only 2 columns)
- ▶ 2 loading doors
- ▶ 3-phase electrical service
- ▶ Air conditioned office (only on second level)
- ▶ Multiple washrooms
- ▶ 18' ceiling height
- ▶ Fully sprinklered
- ▶ Generous parking

Zoning

I (Industrial) – permits heavy and general industrial uses

Available Area (Approximate)

Warehouse	11,000 SF
Office	2,000 SF
Total	13,000 SF

Asking Rental Rate

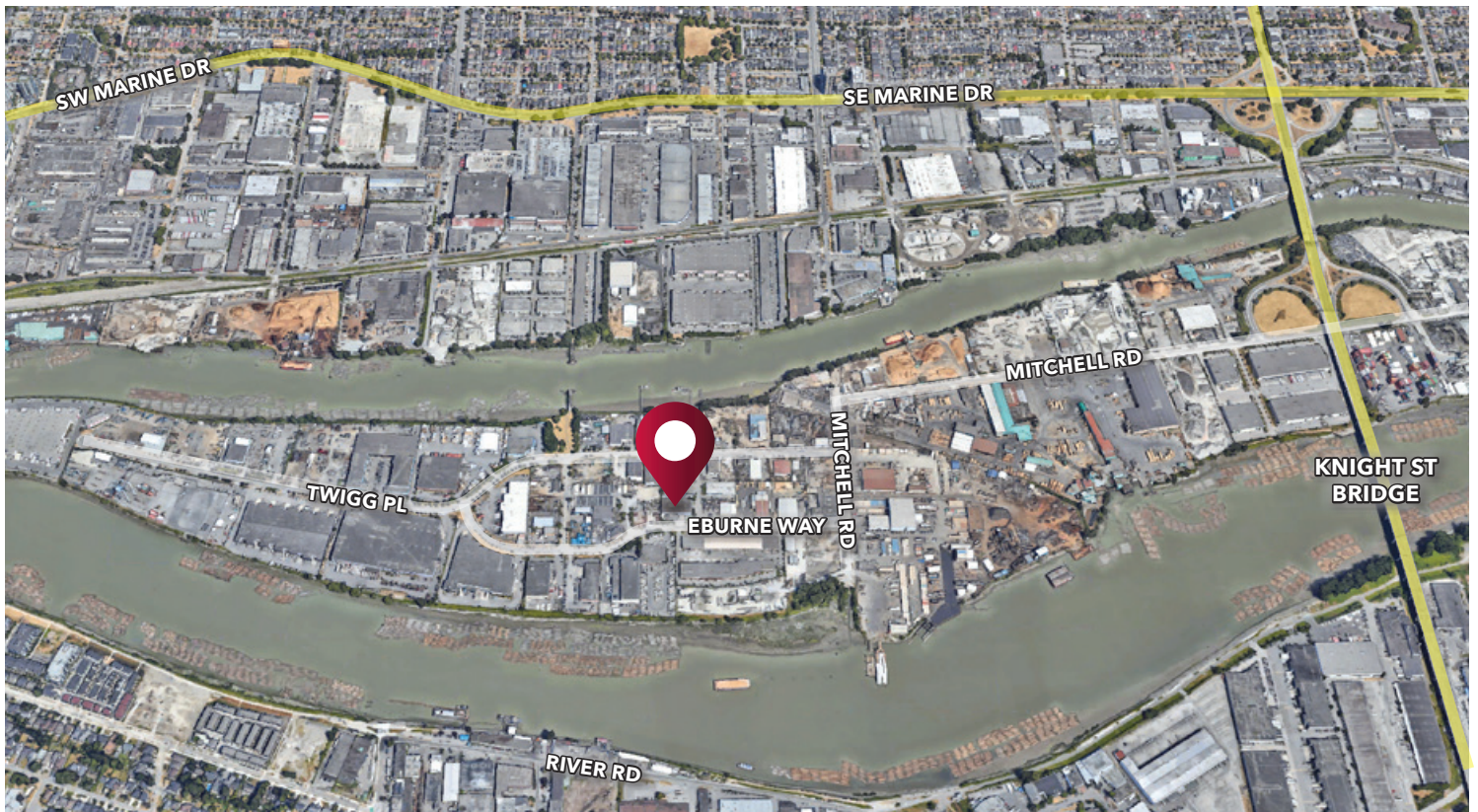
\$15.95 PSF

Taxes & Operating Costs

\$5.65 PSF (2025 estimate)

Availability

Immediate



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