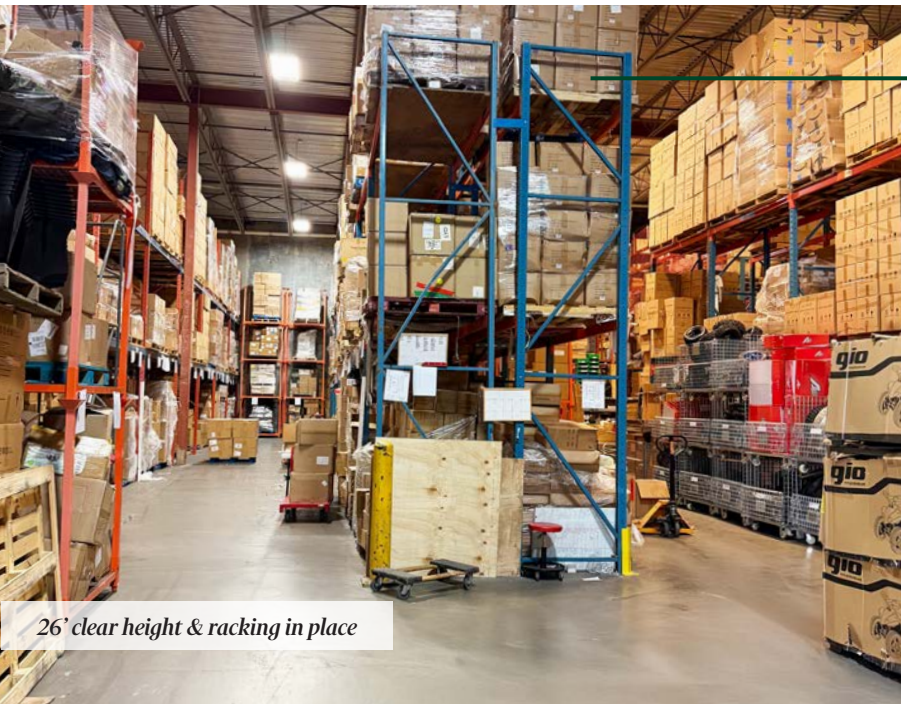
FOR SALE

Unit 135 - 11400 Twigg Place

RICHMOND, BRITISH COLUMBIA

FULLY-IMPROVED 14,403 SF INDUSTRIAL UNIT WITH 3 DOCK-LOADING DOORS AND 2 GRADE-LEVEL DOORS



26' clear height & racking in place

The Opportunity

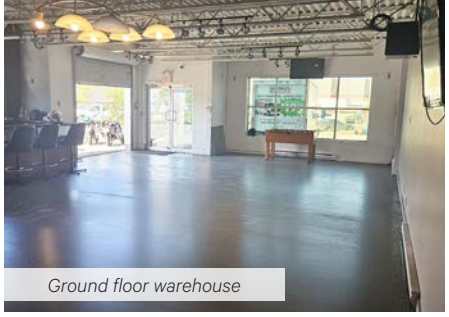
A rare opportunity to acquire 14,403 SF industrial space within a modern, high-profile facility. This property offers excellent truck access and maneuverability, abundant parking for larger trucks and delivery, and efficient column spacing for streamlined operations. The space includes fully built-out office areas, outdoor storage, existing racking systems, and a 26-foot clear height for optimal warehouse efficiency. Additional features include a fully sprinklered interior, concrete aprons in the loading areas, 3-phase electrical service, three dock loading doors, and two grade-level doors — all designed to support high-performance industrial use.

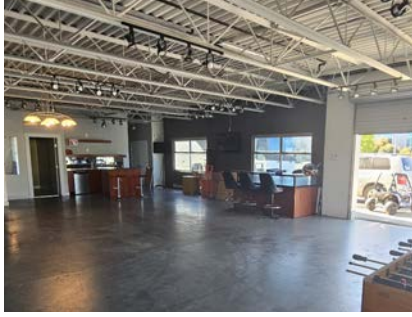
Available Space

Ground Floor Warehouse	Second Floor Office	Total Area
12,879 SF	1,524 SF	14,403 SF

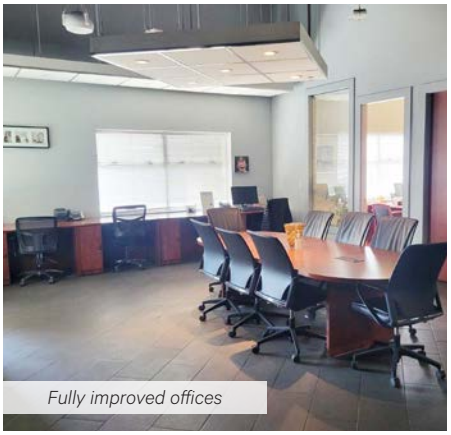
Features

- Vacant posession or sale leaseback can be arranged
- Fully-improved offices & kitchen area
- Outdoor storage area with 14 containers or additional parking (approx. 3,000 SF)
- 26’ clear height
- Racking in place
- 3 dock loading doors & 2 grade doors
- **(I) Industrial zoning** permitting a wide range of general and heavy industrial uses inclusing manufacturing, warehousing, wholesaling, distribution and outside storage


Ground floor warehouse



Outdoor storage or extra parking

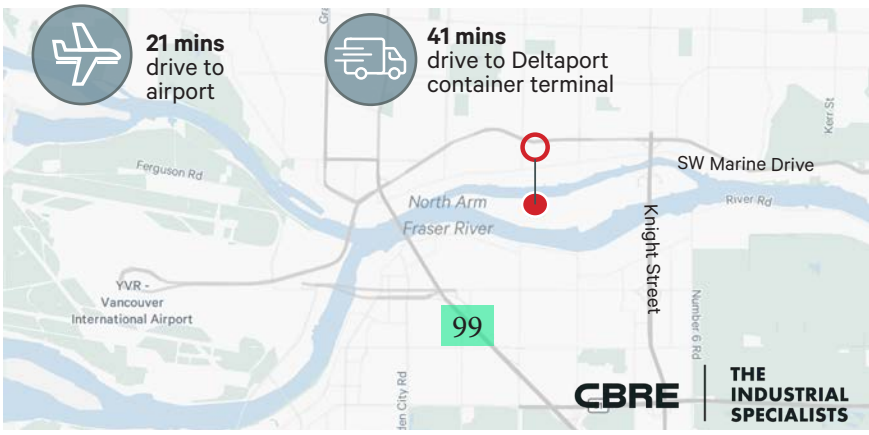

Fully improved offices

Asking Price	Taxes 2025
$7,418,000 | $515 PSF	$62,665

**Potential to acquire the property through bare trust*

Location

Mitchell Island offers a strategic location just minutes from downtown Vancouver, Richmond, and Burnaby. Businesses are drawn to the area for its proximity to major labour pools, flexible industrial zoning, and central positioning. The site provides quick and convenient access to Vancouver International Airport, Highways 91 and 99, and the Deltaport container terminal.



Contact us for more information

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