

For Sale

5368 Parkwood Place

Richmond, BC

18,911 SF Freestanding Flex Office/Warehouse Building
Adjacent to the Richmond Auto Mall



PERMITTED USES INCLUDE CHILD CARE, EDUCATION, VEHICLE REPAIR, AND HEALTH SERVICES

Nicholas Westlake

Personal Real Estate Corporation

Vice President

CBRE Limited | Advisory & Transaction Services

nicholas.westlake@cbre.com

+1 604 662 5115

Geoff Donelly

Personal Real Estate Corporation

Senior Vice President

CBRE Limited | Advisory & Transaction Services

geoff.donelly@cbre.com

+1 604 662 5130

CBRE

5368 Parkwood Place
Richmond, BC

For Sale | Flex Office / Warehouse

The Opportunity

CBRE is pleased to present a unique opportunity for an owner user to purchase a standalone flex office/warehouse facility in the highly sought-after Auto Mall district of Richmond. This building, designed by the world-renowned architect Christopher Bozyk, features an impressive design and layout. The warehouse includes 24-foot clear height ceilings, dock and grade loading, as well as heavy 3-phase power with a backup generator. The offices are well-appointed with a mix of private and open work areas. Buildings like this rarely become available in this market.

Legal Description

Lot 20 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969, PID: 014-965-186

Building Area

Ground Floor 9,756 SF
Second Floor 9,155 SF
Total 18,911 SF

Site Size

0.56 Acres

All information should be independently reviewed and verified for accuracy.

Zoning

IB1

The zone provides for a range of general industrial uses and stand-alone offices

Property Taxes

\$78,912.25 (2023)

Sale Price

Contact Agent

Property Features



1 dock and 1 grade door



24' clear height in warehouse



Covered parking area



Heavy 3 phase power + back up generator



Elevator access to 2nd floor



Forced air gas and tube radiant heating in warehouse



Excellent exposure to Knight St on-ramp via Hwy 91

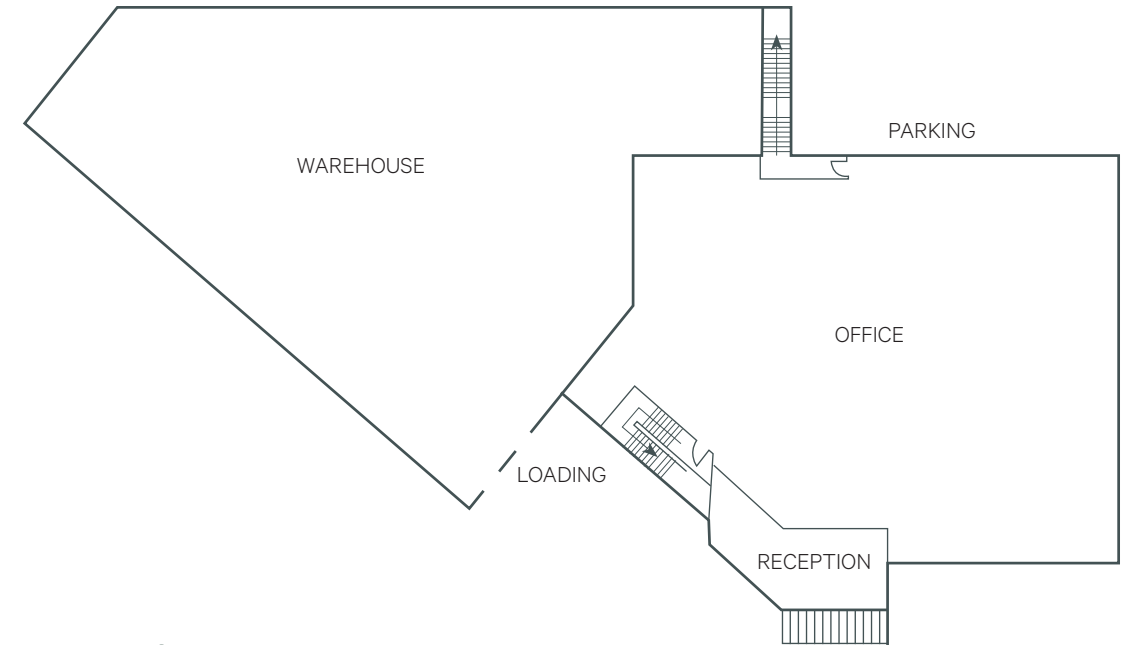


Built in 1991

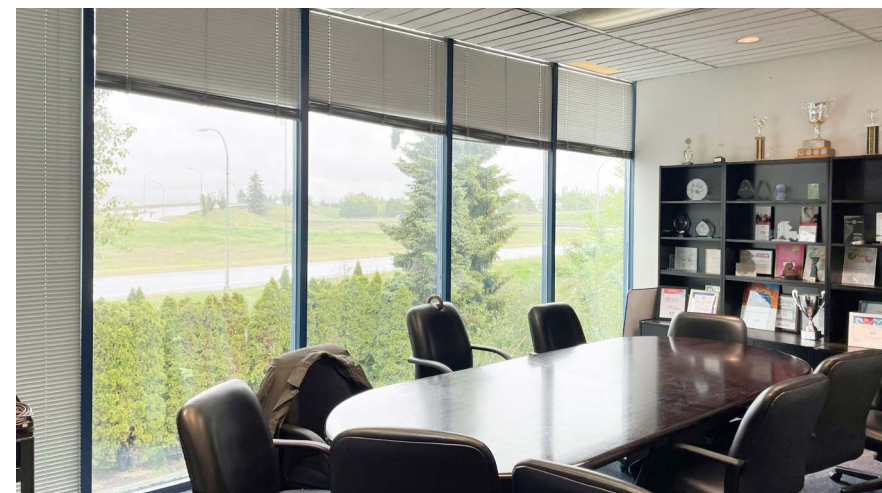
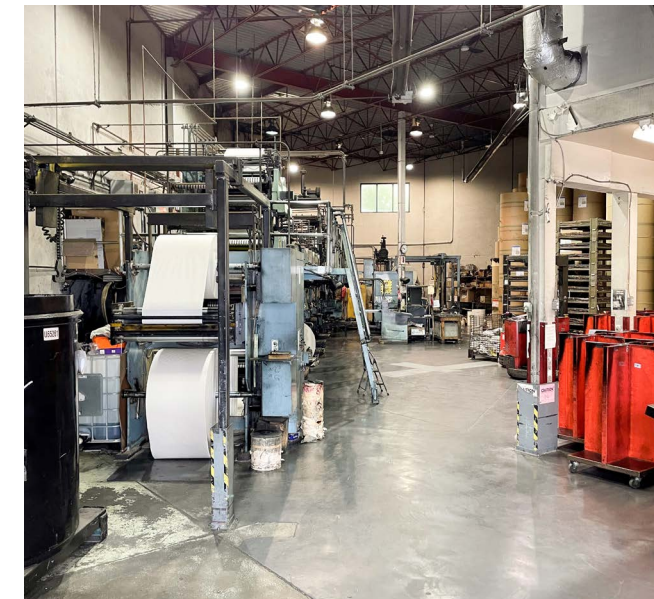
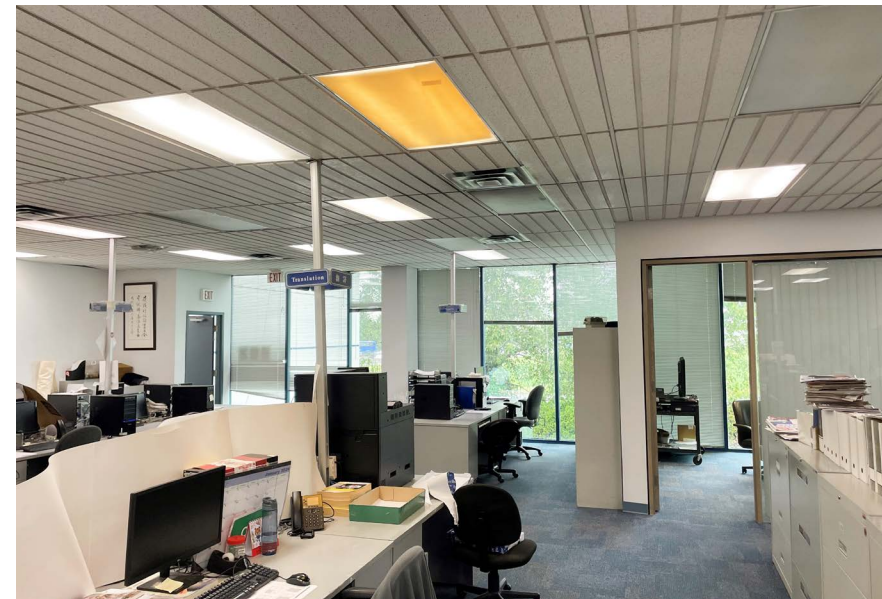
Site Plan

NOT TO SCALE

Floor Plans



Combination of private offices and open work areas



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5+

MINS TO
HWY 91

14+

MINS TO
YVR AIRPORT

26+

MINS TO
HWY 1

30+

MINS TO
DOWNTOWN
VANCOUVER

Location

The Subject Property is adjacent to the Richmond Auto Mall at the end cul-de-sac of Parkwood Place. This central location allows for quick and convenient access to Westminster Highway, Knight Street, Hwy 91 Connector and Hwy 99. Many multinational companies have long established a sizeable presence in this market.



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CBRE Limited | 1021 West Hastings Street #2500 | Vancouver, BC | www.cbre.ca

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