

THE
INDUSTRIAL
SPECIALISTS

FOR SALE

0.271 Acres of Industrial Development Land

12771 NO.2 ROAD, RICHMOND



Steve Brooke

PERSONAL REAL ESTATE CORPORATION
SENIOR VICE PRESIDENT
604 662 5147
STEVE.BROOKE@CBRE.COM

Joel Barnett

PERSONAL REAL ESTATE CORPORATION
SENIOR VICE PRESIDENT
604 662 5570
JOEL.BARNETT@CBRE.COM

Alex Mei 梅嘉俊

PERSONAL REAL ESTATE CORPORATION
SENIOR SALES ASSOCIATE
778 788 3106
ALEX.MEI@CBRE.COM

theindustrialspecialists.com

CBRE

The Opportunity

For Sale
12771 NO.2 ROAD
RICHMOND, BC

The Industrial Specialists are proud to present the rare opportunity to acquire 0.271 acres of industrial development land in South Richmond. The subject property is zoned IL (Light Industrial), which permits a wide range of uses, including, but not limited to: warehousing, storage, manufacturing, supporting office uses and more. Located adjacent to the Steveston Harbour, the property is easily accessed from Highway 99 via Steveston Highway. Conveniently located on No. 2 Road, the site is 20 minutes from YVR Vancouver International Airport and less than 40 minutes to both GCT Deltaport and GCT Vanterm.



Property Details

CIVIC ADDRESS	12771 No. 2 Road, Richmond
PID	001-047-108
LEGAL DESCRIPTION	LOT 146 SECTION 12 AND 13 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 37641
SITE SIZE	0.271 Acres
ZONING	IL (Light Industrial)
PROPERTY TAXES (2021)	\$3,796.19
ASKING PRICE	\$3,188,000

Development Potential

- + Permitted density of 1.0 FAR with the potential to reconstruct a +/- 11,804 SF building
- + Maximum lot coverage: 75%
- + Permitted height: 16 meters or approximately 52 feet



Contact us for more information:

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