

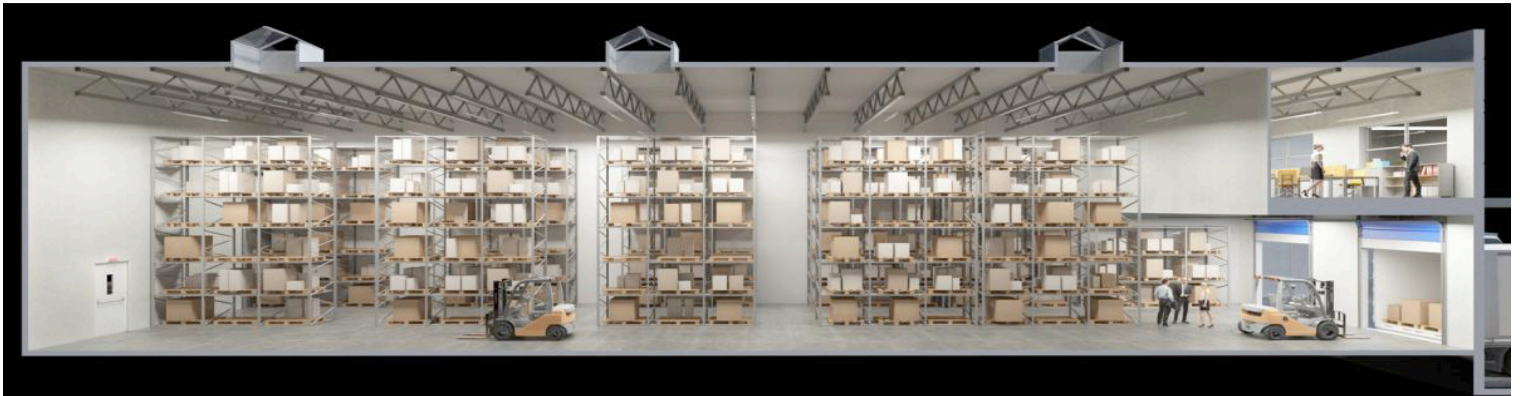
# FOR LEASE | 19,242 sf. INDUSTRIAL

## 11111 TWIGG PLACE, RICHMOND

Mitchell Island / Units 1009&1011



## brand new waterfront industrial warehouse



- 4 dock and 2 grade loading
- 26' clear ceiling heights
- ESFR sprinklers & T5 lighting
- 18 Reserved parking spaces
  - Fraser River views
  - 54' column spacing
- Heavy 3-phase power

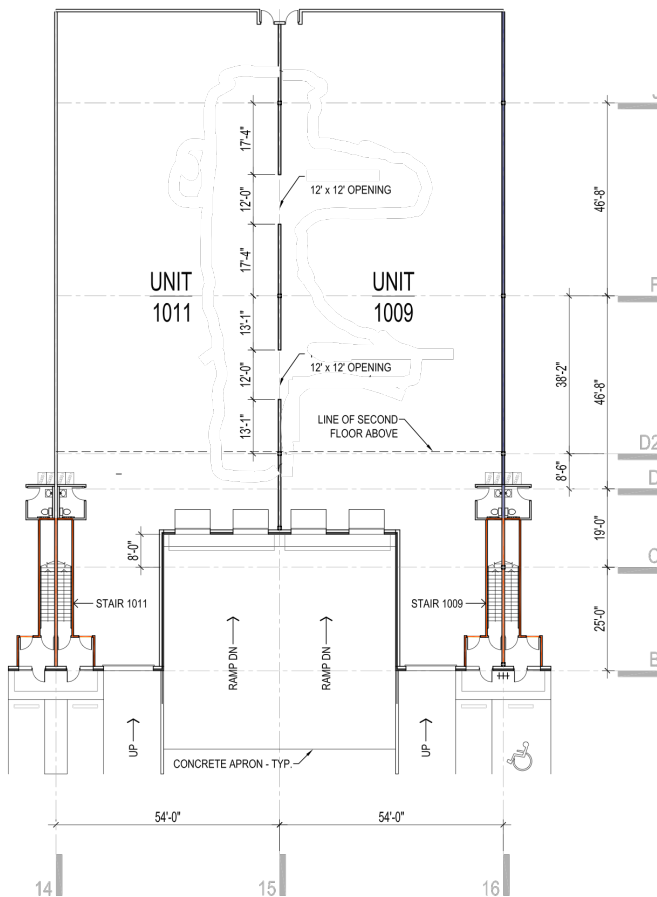
Disclaimer: The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient.

# FOR LEASE | 19,242 SF INDUSTRIAL

■ = Dock Loading  
■ = Grade Loading

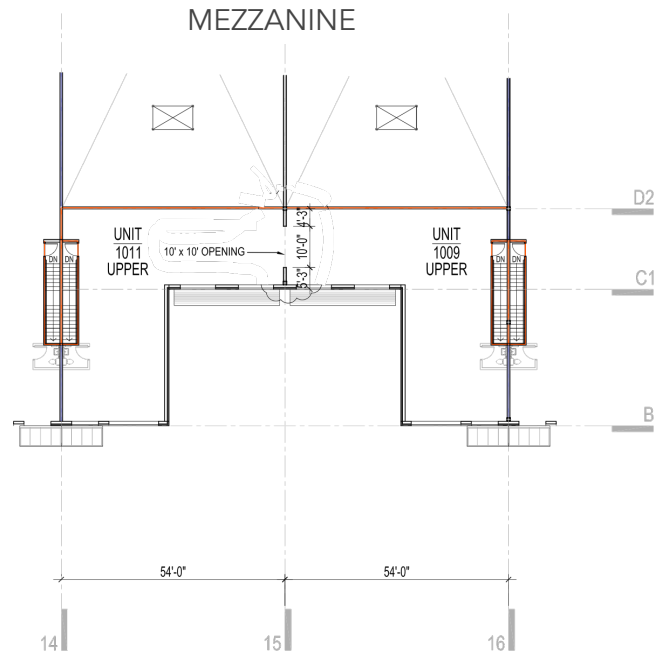


MAIN FLOOR



**15,366 sqft.**  
**MAIN FLOOR**

MEZZANINE



**3,876 sqft.**  
**2ND FLOOR**

Disclaimer: The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient.



# FOR LEASE | 19,242 SF INDUSTRIAL

**LOCATION:** The subject property is located on Mitchell Island with excellent access to Vancouver, Richmond, Burnaby and major distribution hubs such as YVR International Airport and Deltaport Container Terminal. The property has easy access to Highway 99, Highway 91 and SW Marine Drive. Industrial users will benefit from heavy industrial zoning allowing a wide range of uses.



**THE NEIGHBOURHOOD:** Prominent companies in the nearby vicinity include Universal Coach Line, Great Little Box Company, National Importers, Container West, Donald's Fine Foods, and Safeway Services Canada. Users will be minutes away from restaurants such as Mitchell Island Cafe, Riverside Cafe, Uncle Graham's foods as well as amenities such as 6Pack Indoor Beach and Badminton Vancouver.



## PROPERTY SUMMARY

<b>Total Sqft:</b>	<b>19,242</b>
<b>Main Floor:</b>	<b>15,366</b>
<b>Mezzanine:</b>	<b>3,876</b>
<b>Availability:</b>	<b>Est. April 2019</b>
<b>Zoning:</b>	<b>Industrial (I)</b>
<b>Rental Rate p/a net:</b>	<b>\$12.50 psf</b>
<b>Strata Fees (Projected):</b>	<b>\$2,100 monthly</b>
<b>Property Taxes:</b>	<b>TBC</b>

Michael McNamara

Tel: 604 710-0674

[michael@revampconcepts.com](mailto:michael@revampconcepts.com)