

FOR LEASE

135 - 11400 Twigg Place

Richmond, BC

Premier industrial facility with highly coveted outdoor storage area



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Macdonald Commercial Real Estate Services Ltd.

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CORFAC
INTERNATIONAL

135 - 11400 TWIGG PLACE

Richmond, BC

PROPERTY OVERVIEW

ADDRESS

135 - 11400 Twigg Place, Richmond BC V6V 3C1

PROPERTY TYPE

Industrial (Warehouse)

YEAR BUILT

2006

ZONING

Industrial (I)

GRADE LOADING

2

CEILING HEIGHT (FT)

26

DOCK LOADING

3

PARKING STALLS

16

NUMBER OF FLOORS

One

AVAILABLE SPACE

Ground Floor: 12,879 SF

Second Floor: 1,524SF

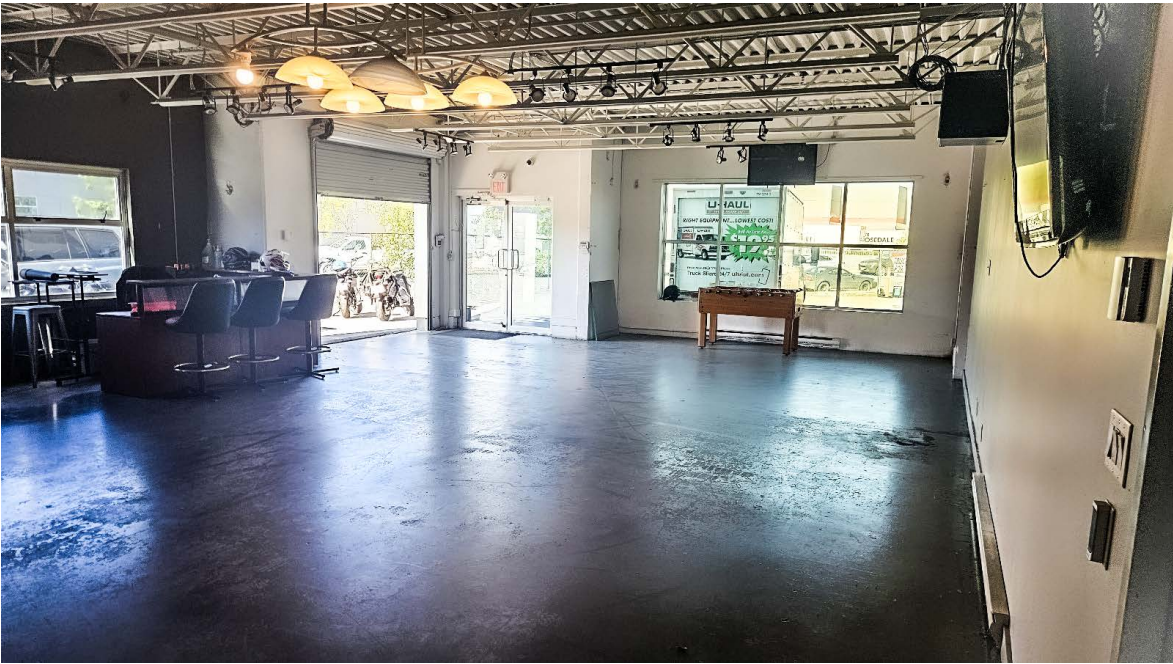
Total: 14,403 SF

BASIC RENT

\$20.95/SF

PROPERTY HIGHLIGHTS

Rare opportunity to lease a warehouse with your own outdoor storage (approx 3000 SF): This premier 14,403 SF industrial facility stands out for its highly coveted outdoor storage area, offering secure space for fleet parking, equipment storage, or staging. Perfectly engineered for modern industrial use, this high-profile property boasts 26-foot clear ceiling heights, efficient column spacing, a fully sprinklered interior, and heavy 3-phase power. Logistical efficiency is maximized by exceptional truck access, superior maneuverability, and a versatile loading setup featuring three dock-level and two grade-level loading doors. Complete with a fully built-out, professional office area, this turnkey asset is ready to elevate your business operations.



INVESTMENT HIGHLIGHTS

LOCATION

Mitchell Island offers a strategic location just minutes from downtown Vancouver, Richmond, and Burnaby, has quick and convenient access to YVR Airport, Highways 91 and 99, and the Deltaport Terminal.

ZONING

The Industrial (I) zone allows a broad range of general and heavy industrial uses, with a range of compatible uses.

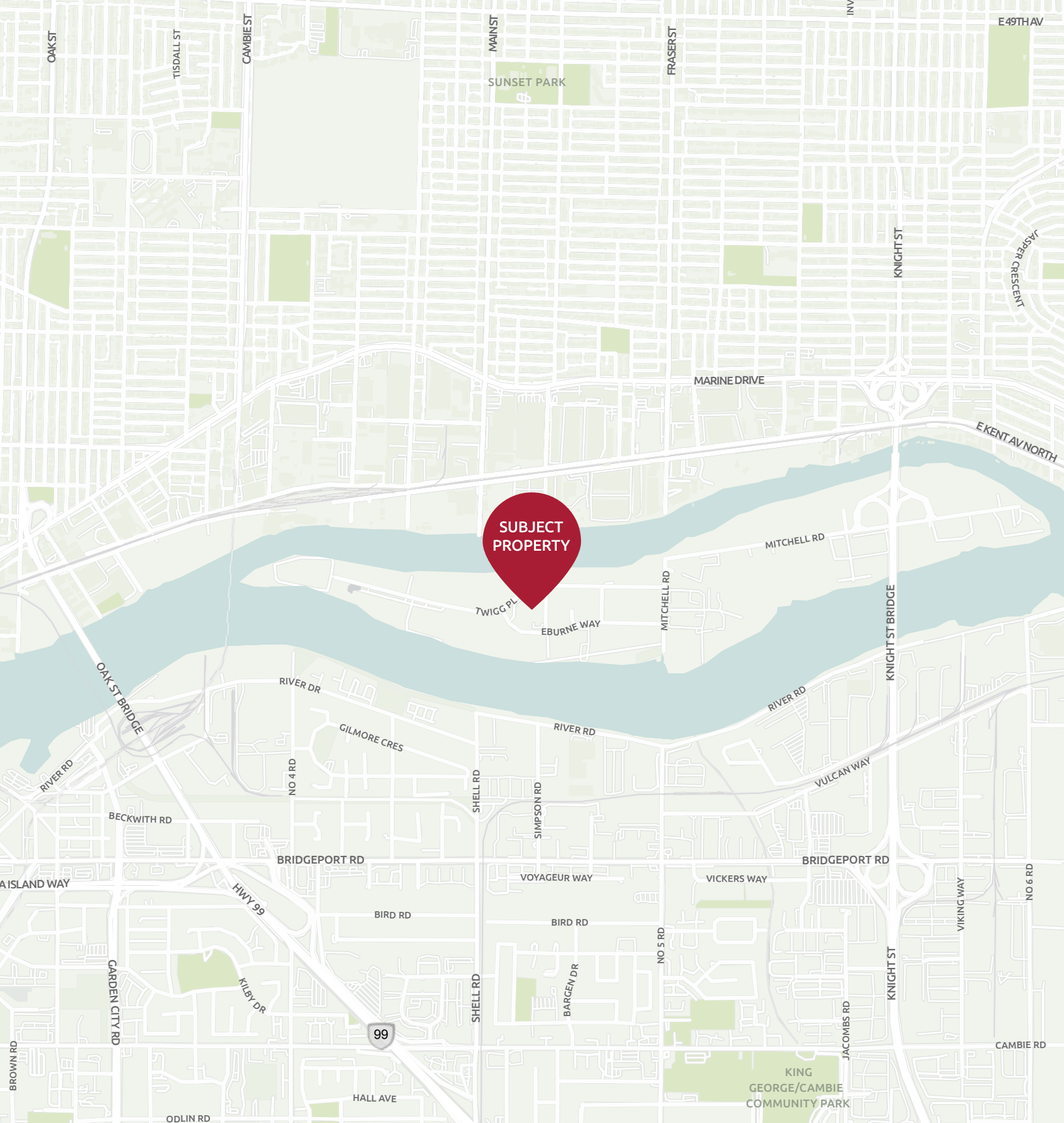
RELATIVELY LOW OP-COST:

Additional Rent: \$5.34/sf (estimated for year of 2026)

LEASE TERM:

Up to 32 months

Note: Photos may contain partially AI generated content.



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