

FOR SUBLEASE

26,402 SF
Distribution
Facility with
Dock Loading

Unit 120 -
13180 Mitchell Road

Richmond | BC

Accelerating success.



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Opportunity & Location

Colliers presents an opportunity to sublease a **26,402 SF** distribution warehouse with attractive loading facilities and a 31' clear warehouse ceiling height.

Situated at the entry point of Mitchell Island, located between South Vancouver and North Richmond, the property offers proximity to major traffic arteries, the Vancouver International Airport, U.S. border and Downtown Vancouver.

Access is provided by the intersection of Mitchell Road & Highway 99, a one minute drive away.



Property Overview

Civic Address	Unit 120, 13180 Mitchell Road, Richmond						
Building Area*	<table><tr><td>Ground Floor Office</td><td>1,350 SF</td></tr><tr><td>Warehouse</td><td>25,052 SF</td></tr><tr><td>TOTAL</td><td>26,402 SF</td></tr></table>	Ground Floor Office	1,350 SF	Warehouse	25,052 SF	TOTAL	26,402 SF
Ground Floor Office	1,350 SF						
Warehouse	25,052 SF						
TOTAL	26,402 SF						
Zoning	I Industrial Allows for a wide range of manufacturing, storage and distribution uses.						
Sublease Rate	Contact listing agents						
Additional Rent	\$6.42 per SF including management fee (estimated 2026)						
Available	Estimated for December 1, 2026						
Sublease Term Expiry	January 31, 2032						

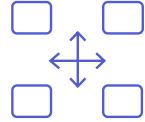
**approximate and should be verified*



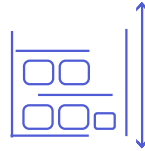
Building Features



7 dock level doors
with levellers



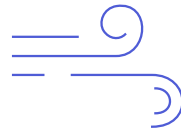
50' x 42'
column
spacing



31' clear
ceiling height



Fully
sprinklered



HVAC throughout
office areas



Flexible zoning allows
for a range of uses



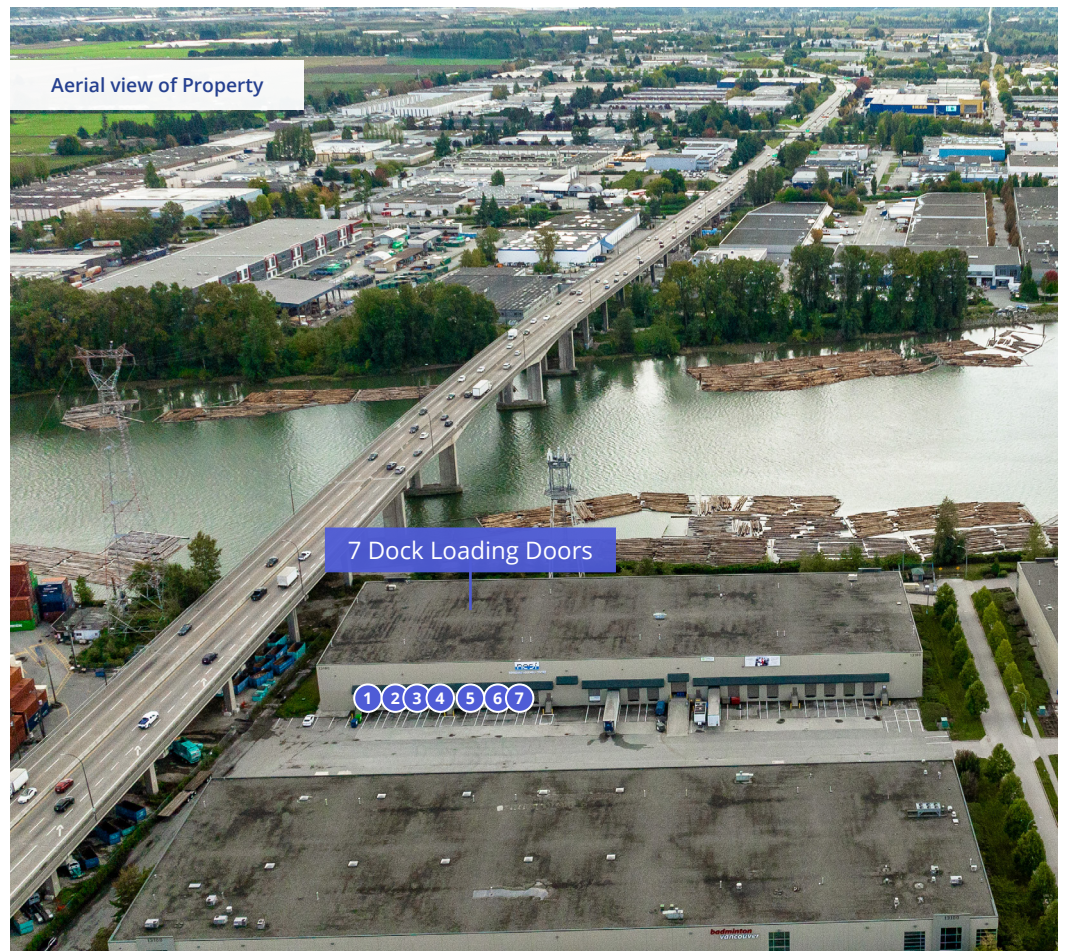
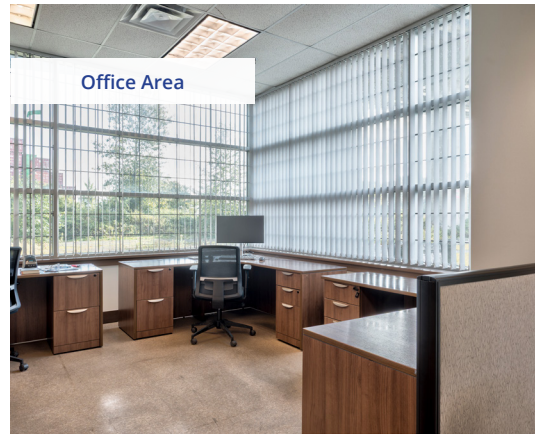
3-phase
electrical
service



Quick Highway
access



Photos



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13180 Mitchell Road

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