

**AVISON
YOUNG**

For Lease

#118 - 11280 Twigg Place
Richmond, BC



6,379 sf warehouse with
dock and grade loading

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Property details

UNIT SIZE
6,379 sf of ground floor area

ZONING
I (Industrial) allows for a wide range of general and heavy industrial uses including:

- Manufacturing
- Warehousing
- Wholesaling
- Assembly
- Distribution

YEAR BUILT
2008

ASKING LEASE RATE
\$19.00 psf

ADDITIONAL RENT (2026 EST)
\$6.45 psf

AVAILABILITY
February 1, 2027

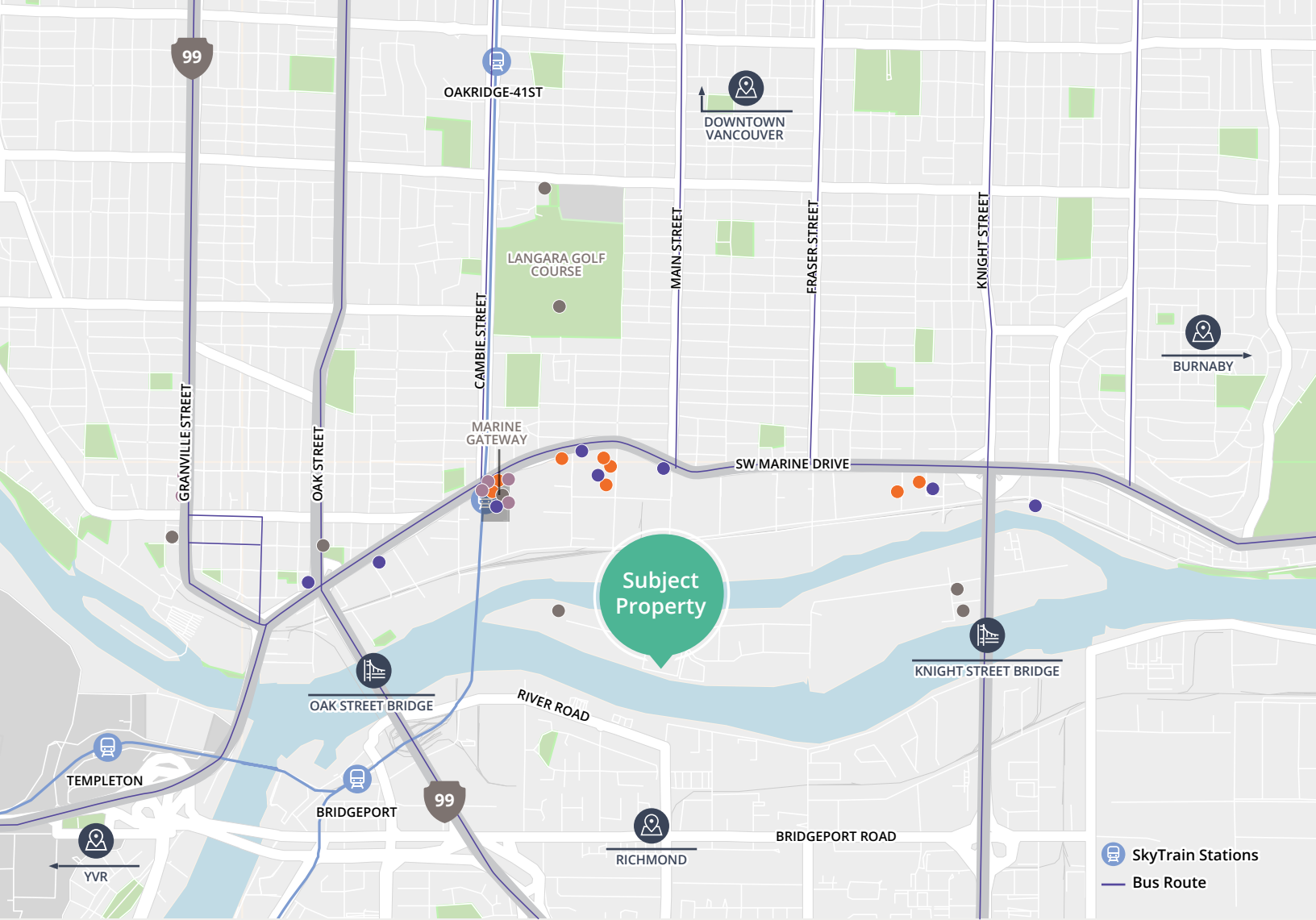
Opportunity

Avison Young is pleased to present an exceptional opportunity to lease a 6,379 sf warehouse unit centrally located on Mitchell Island. Situated between Richmond and South Vancouver, this prime location offers easy access to downtown Vancouver, Highway 91, Highway 99, and Vancouver International Airport (YVR). Take advantage of unmatched accessibility in one of Metro Vancouver’s most convenient industrial hubs.

Unit highlights

-  26’ clear ceiling height
-  One (1) dock door with mechanical leveler (10’ W x 10’ H)
-  One (1) grade loading door (10’ W x 10’ H)
-  250 amp 347/600V 3-phase electrical service
-  2 skylights
-  Gas fired unit heater
-  One (1) washroom
-  Alarm system with outdoor cameras
-  Five (5) designated parking stalls





RETAIL & ENTERTAINMENT

- Lee Valley
- South Hall Banquet & Wedding Palace
- Best Buy
- Marshalls
- Canadian Tire
- Lordco Auto Parts
- Winners
- Cineplex Cinemas & VIP

FOOD & BEVERAGE

- Dogwood Brewing
- Northern Cafe
- Breka Bakery & Café
- Triple O's
- Starbucks
- McDonald's
- Dublin Crossing
- White Spot

FITNESS & RECREATION

- Badminton Vancouver
- 6Pack Indoor Beach
- Union Basketball
- Fitness World
- Langara Golf Course
- Langara YMCA
- Marpole - Oakridge Fitness Centre
- Oxygen Yoga

GROCERY & CONVENIENCE

- Triple V's Convenience
- Real Canadian Superstore
- T&T Supermarket
- Shoppers Drug Mart
- TD Canada Trust
- BMO Bank of Montreal
- Safeway Marpole
- Buy Low Foods

Contact for more information

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