

NEW PRICE \$21,778,000 | \$452 PSF

FOR SALE

5388 PARKWOOD PLACE

RICHMOND, BRITISH COLUMBIA

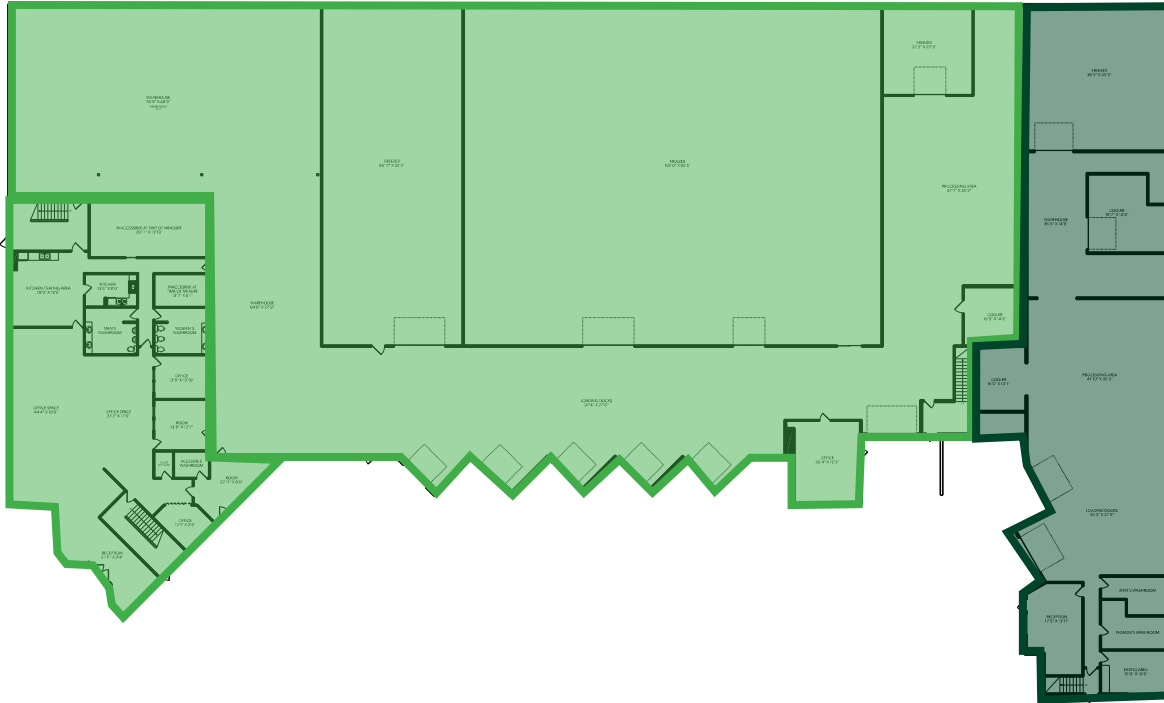
48,167 SF Freestanding Cold Storage Warehouse

CBRE

**THE
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MAIN FLOOR



UPPER FLOOR



Property Details

PID	014-965-194
ZONING	IB-1
LOADING DOORS	4 dock and 4 grade
CEILING HEIGHT	26' clear
SITE SIZE	1.75 acres
PARKING	40 dedicated stalls
AVAILABILITY	Contact listing agents
LEASE EXPIRY & BUILDING INCOME	January 31, 2029 Contact listing agents
PROPERTY TAX (2025)	\$187,023.90
SALE PRICE	\$23,380,000 \$21,778,000 \$452 PSF

BUILDING SIZE - 48,167 SF

OWNER OCCUPIED

Cooler	240 SF
Freezer	12,727 SF
Office	9,938 SF
Dry Storage	1,891 SF
Warehouse	13,224 SF
Total	38,020 SF

TENANT OCCUPIED

Cooler	607 SF
Freezer	2,694 SF
Office	509 SF
Dry Storage	554 SF
Warehouse	5,783 SF
Total	10,147 SF

Features



Cold Storage; Two (2) Freezers & Three (3) Coolers



High-clearance ceilings and includes racking to maximize vertical storage and operational efficiency



Fully built-out office with turnkey setup



High exposure to Highway 91 and adjacent to the Richmond Auto Mall



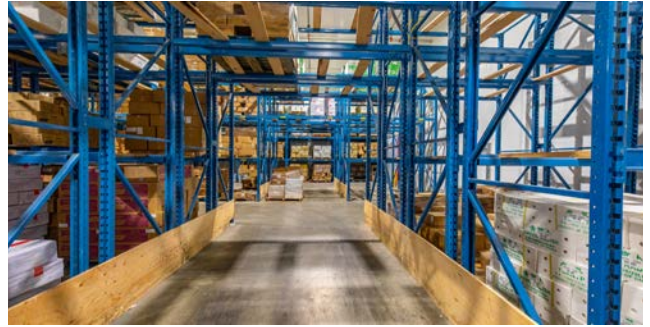
Designed by Christopher Bozyk Architects Ltd.



Flexible IB zoning allows for a range of general industrial uses, including storage, manufacturing, warehouse, etc.



Unparalleled accessibility to major arterial routes within minutes: Knight Street Bridge and Highway 91/99





Location

The Property is situated in the heart of Richmond's thriving Northwest Cambie industrial district. Minutes from Highway 91 and Highway 99, it offers seamless connectivity to Vancouver International Airport (YVR), the Port of Vancouver, and the U.S. border, making it an ideal location for logistics, distribution, and international trade operations.

Positioned near the Richmond Auto Mall, one of Canada's largest automotive retail hubs, attracting significant consumer and commercial traffic, and is surrounded by a dynamic mix of light industrial, warehousing, and commercial businesses, the area benefits from high visibility, traffic volumes, and robust infrastructure.

- 10 min** Richmond City Centre
- 15 min** YVR International Airport
- 30 min** GCT Delta Port
- 40 min** Vancouver City Centre

Connect with us for more information

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