

**FOR SALE**

**TROVE™**

**13880 Wireless Way  
Richmond, B.C.**



**UNIT 228/230**



# PROPERTY HIGHLIGHTS

Vancouver's first automotive and luxury lifestyle commercial development blended with first class industrial showroom and warehousing spaces.

Trove is more than a place to store vehicles, it is a community of like-minded Individuals with a passion for cars and a luxurious way to savor the benefits of owning a super car. Not only will you have the opportunity to connect with other car enthusiasts, there will be complementing businesses at Trove including moving coffee, element acoustics, r2, and missing chopsticks.

[WWW.THETROVECLUB.COM](http://WWW.THETROVECLUB.COM)

PLAY VIDEO ▶

- Gas, sanitary, and water roughed into each unit
- Provisions to accommodate AC units by owner
- Mezzanine steel construction with concrete floor and 8' clearance
- Unit specific – clerestory glazing
- Each unit individually metered for utilities
- Each unit features independent fresh air and exhaust ventilation
- Additional guest parking on site
- Industrial Business Park (IB1) zoning





VANCOUVER

BURNABY

RICHMOND

TROVE

# LOCATION OVERVIEW

## Immediate access to major highways and excellent transit service

With a base of operations at TROVE, you are at the intersection of several key transportation routes, and just across the river from the City of Vancouver. This gives your team, suppliers and customers an incredible range of options. Few business parks offer ownership in such a central location. Easy access will save you time, money and efficiency over the long term.



YVR AIRPORT

**15** MIN



DOWNTOWN RICHMOND

**10** MIN



DOWNTOWN VANCOUVER

**30** MIN



US BORDER

**20** MIN

### TRANSIT NETWORK

Millenium Line

Canada Line

Expo Line

- Immediate access to Knight Street and Highway 91
- Quick connections to Highway 99, Westminster Highway and Cambie Road
- Minutes away from the shops and services of Bridgeport Road
- Excellent transit service with bus stop right at the site
- By bus you are just 16 minutes from Lansdowne Canada Line Station and 13 minutes from the Knight Street Transit hub
- YVR Airport is less than 20 minutes away

99

7

7A

7

99

1A

Oak St

Boundary Rd

SW Marine Dr

Knight St

YVR AIRPORT

99

91

99

91

17

AVAILABLE IMMEDIATELY

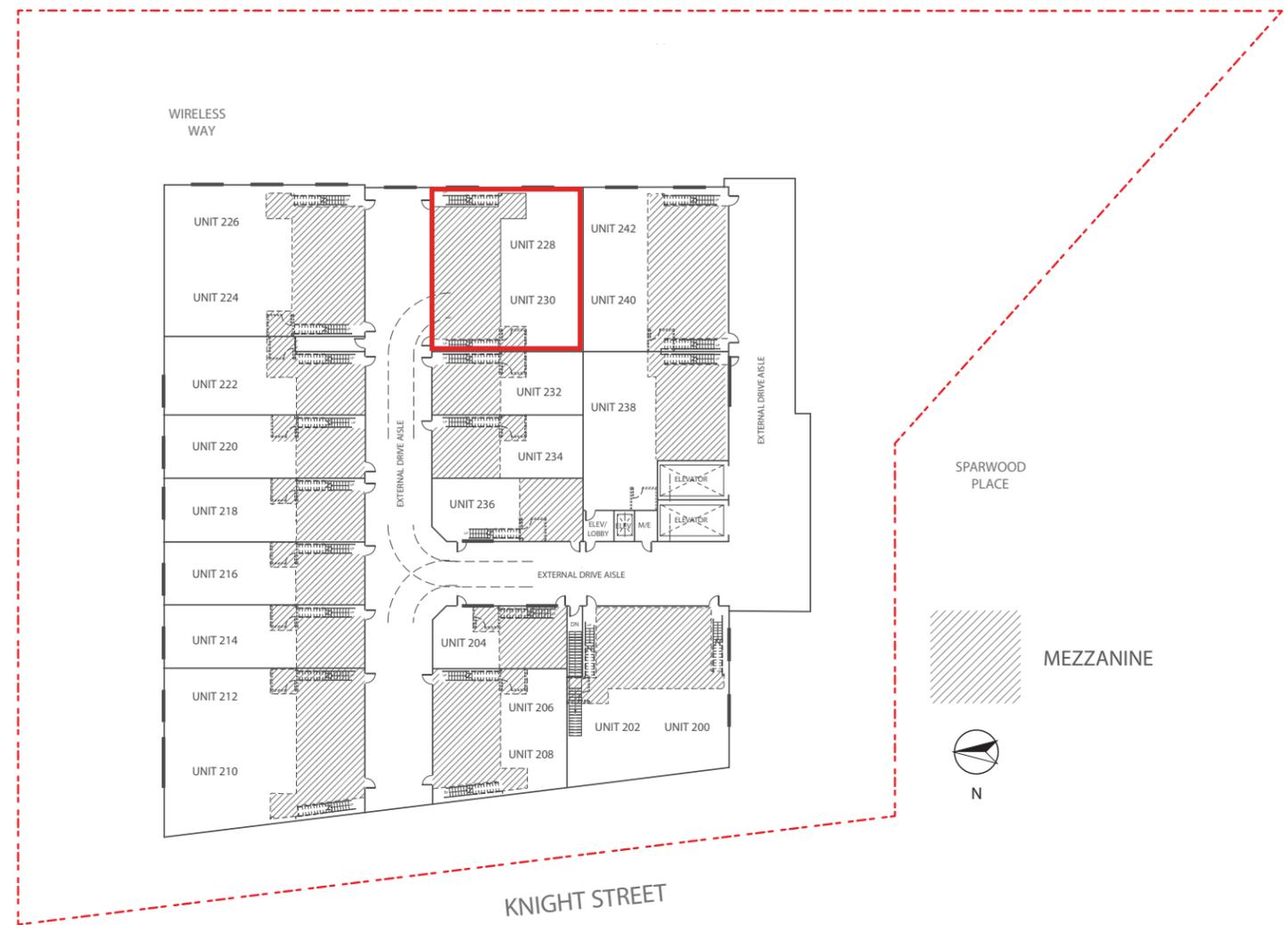
# UNIT 228/230

PRICE: \$1,898,730 (\$510/SF)

SIZE:	STRATA FEES:
UNIT 228: 1,766 SF	UNIT 228: \$742.58
UNIT 230: 1,957 SF	UNIT 230: \$824.07
TOTAL: 3,723 SF	TOTAL: \$1,566.65

## FEATURES

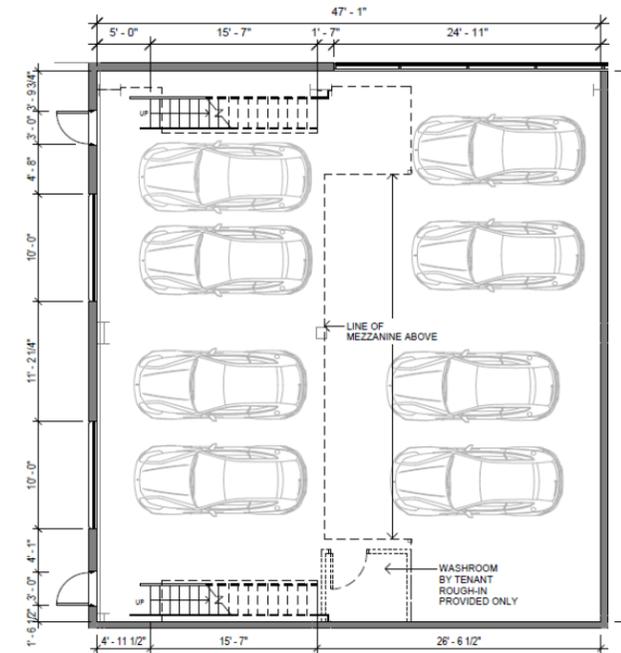
- Two oversized freight elevators for convenient access to second floor
- Two 10' wide automated glass grade loading doors
- Concrete slab-on-grade designed for approximately 150 psf load
- 19' height (18' clear, est.) ceiling
- Gas, sanitary, and water roughed-in to each unit
- Minimum 100amp electrical service
- NFPA 13 sprinkler system
- Gas fired unit heater
- Provisions to accommodate AC units by owner
- Mezzanine steel construction with concrete floor and 8' clearance
- Unit specific – clerestory glazing
- Each unit individually metered for utilities
- Each unit featuring independent fresh air and exhaust ventilation
- Additional guest parking on site
- Easy access to Highway 99 and 91, YVR Airport, and Downtown Vancouver
- Industrial Business Park (IB1) zoning
- Concrete construction building designed for the West Coast climate



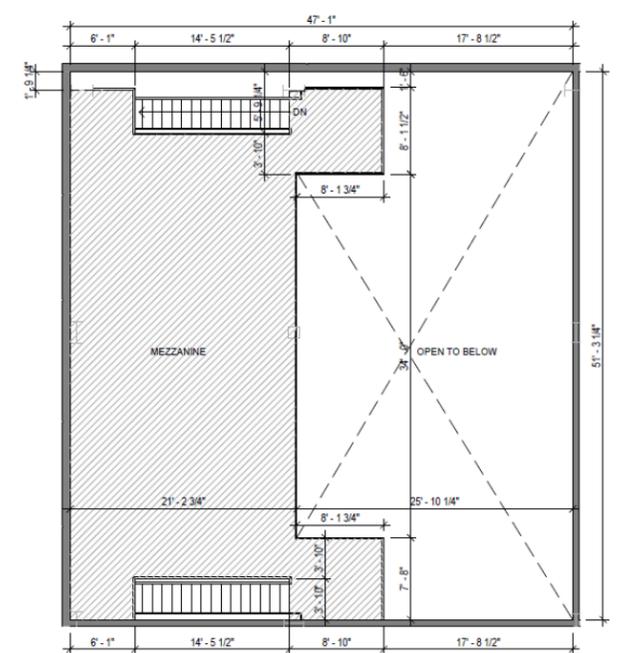
# UNIT 228/230

SECOND FLOOR

FLOOR AREA: 2,521 SF  
 MEZZANINE: 1,202 SF  
 TOTAL: 3,723 SF

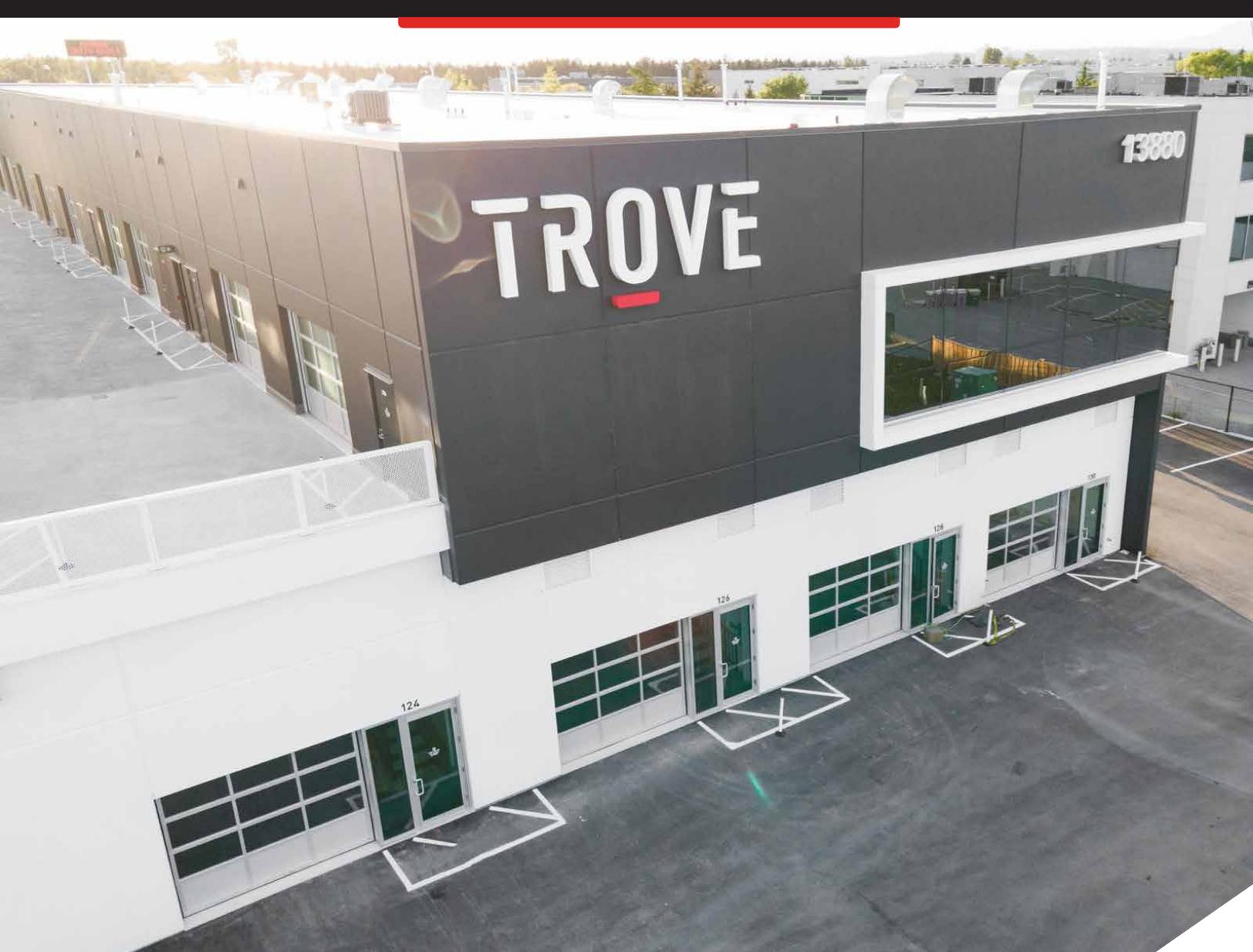


MAIN LEVEL



MEZZANINE LEVEL





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