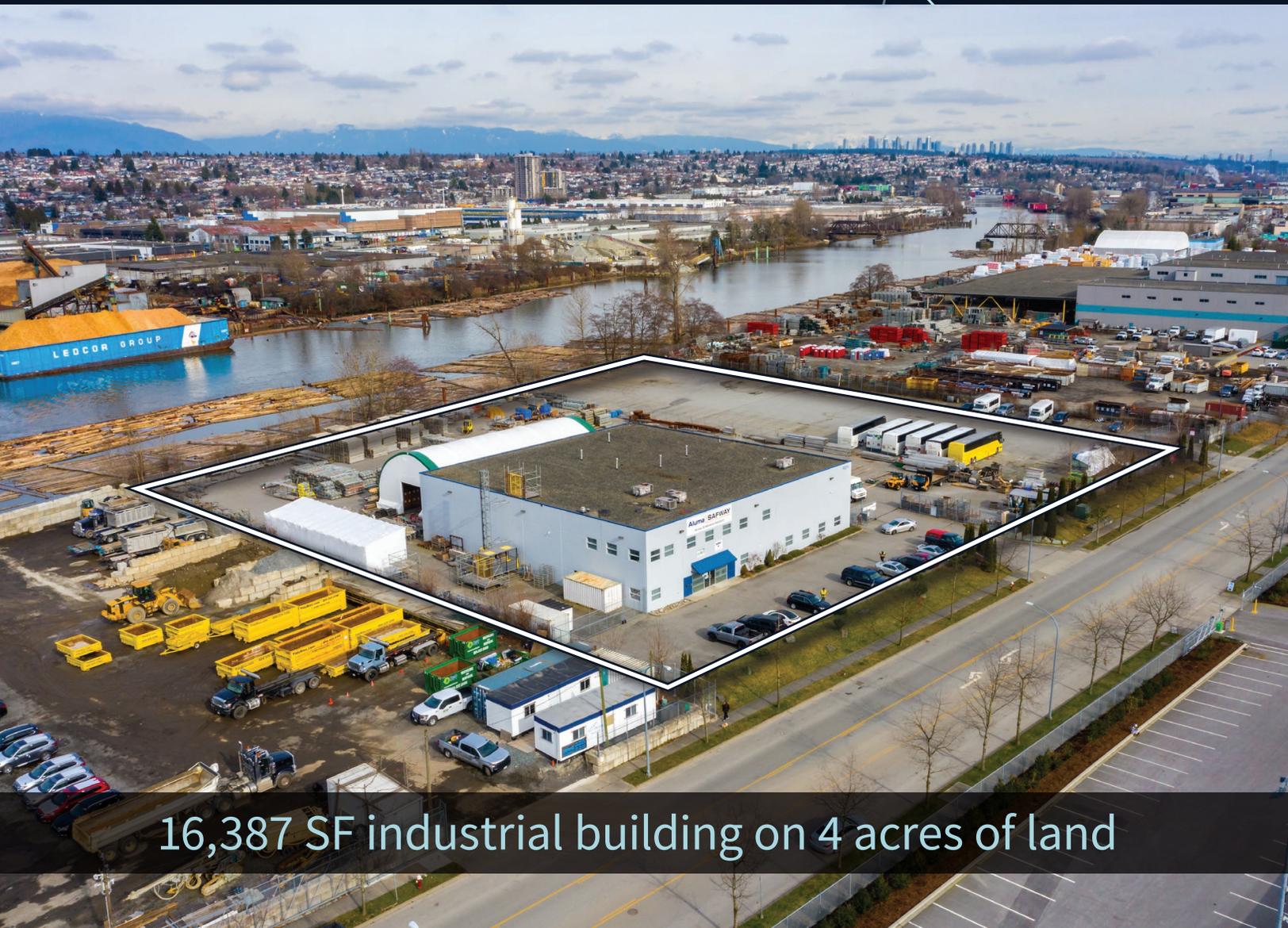


# Mitchell Island Opportunity For Sale

11211 Twigg Place, Richmond



16,387 SF industrial building on 4 acres of land



## Opportunity

To acquire a 16,387 square foot building on a 4.0 acre site on the western end of Mitchell Island. The building was constructed in 2007, and the site is paved, fenced, and lit.

## Location

Located in North Richmond, Mitchell Island has the advantage of being minutes away from downtown Vancouver, Richmond and Burnaby. Businesses choose to locate in this area to benefit from its close proximity to large labour supply, flexible industrial zoning as well as quick and easy access to the Vancouver International Airport, Highway 91 & 99, Vancouver International Airport and Deltaport container terminal.

**Asking Price:** Please contact listing agents

**Property Taxes (2024):** \$219,484.90

**Assessed Value:** \$27,236,000



Available Area:  
Ground Floor: 14,400 SF  
Second Floor: 1,987 SF  
**Total: 16,387 SF**



Zoning:  
**I (Industrial) permitting a wide range of general and heavy industrial uses including manufacturing, warehousing, wholesaling, assembly and distribution.**



Site Size:  
**4 acres**



Ceiling Heights:  
**23' clear**



Loading:  
**2 grade doors (16' H x 16' W)**

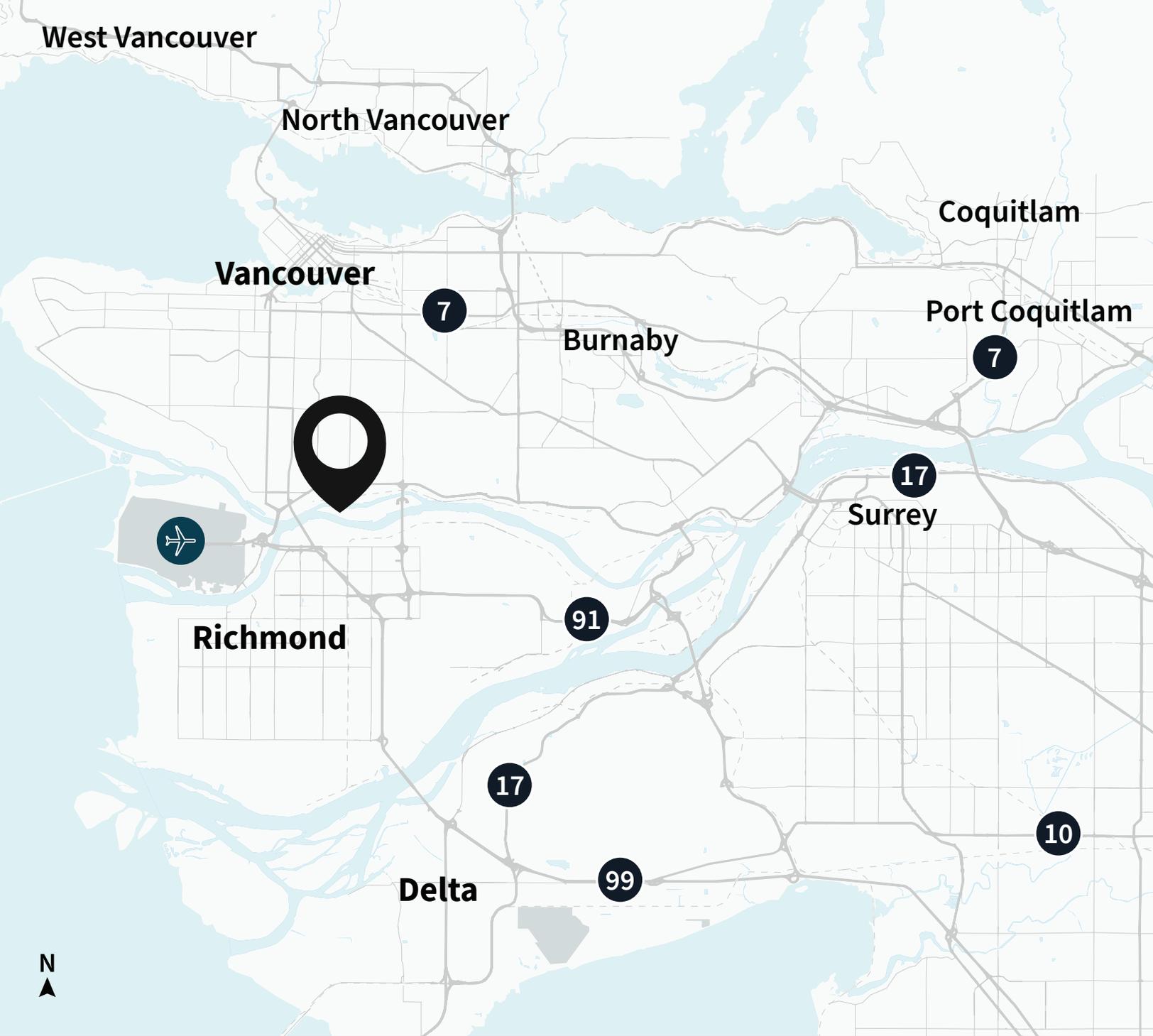


Construction:  
**Concrete tilt-up**

## Neighborhood

Companies in the neighborhood include Great Little Box Company, Modern Terminal Ltd., United Lock-Block Ltd., Conglom, National Importers, ContainerWest, Pebo Stones, Universal Coach Line, and Donald's Fine Foods to name a few.





**For more information, please contact:**

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