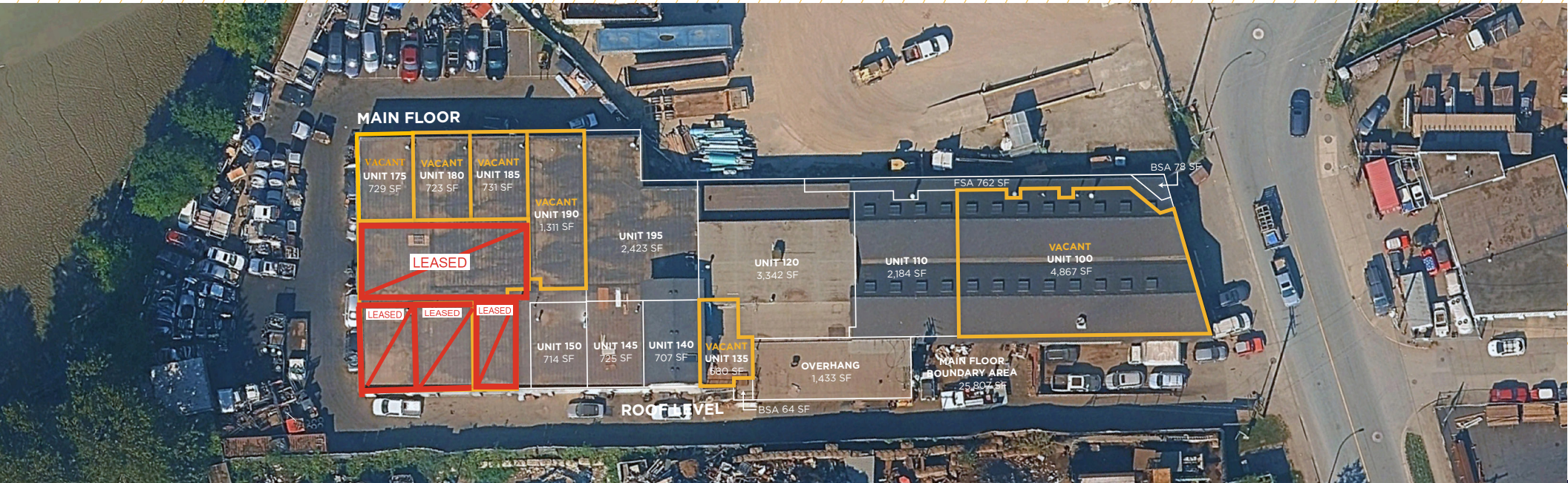


FOR LEASE: INDIVIDUAL SMALL BAY GRADE LOADING INDUSTRIAL UNITS

**557 SF - 4,867 SF**

**6 Units Remaining**



# 11951 MITCHELL ROAD, RICHMOND, BC

## CONTACT INFORMATION:

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11951 Mitchell Road, Richmond, BC

# SALIENT DETAILS

Address: 11951 Mitchell Road, Richmond, BC

PID: 011-920-912 & 003-682-650

Submarket: Richmond

Industrial Node: Mitchell Island

Ceiling Height: 13' - 14'

Signage Opportunities: Yes

Parking stalls: Negotiable (1 point of ingress and egress along Mitchell Road)

Zoning: I - Industrial Zone

OCP: Bridgeport

Available units: 557 SF - 4,867 SF

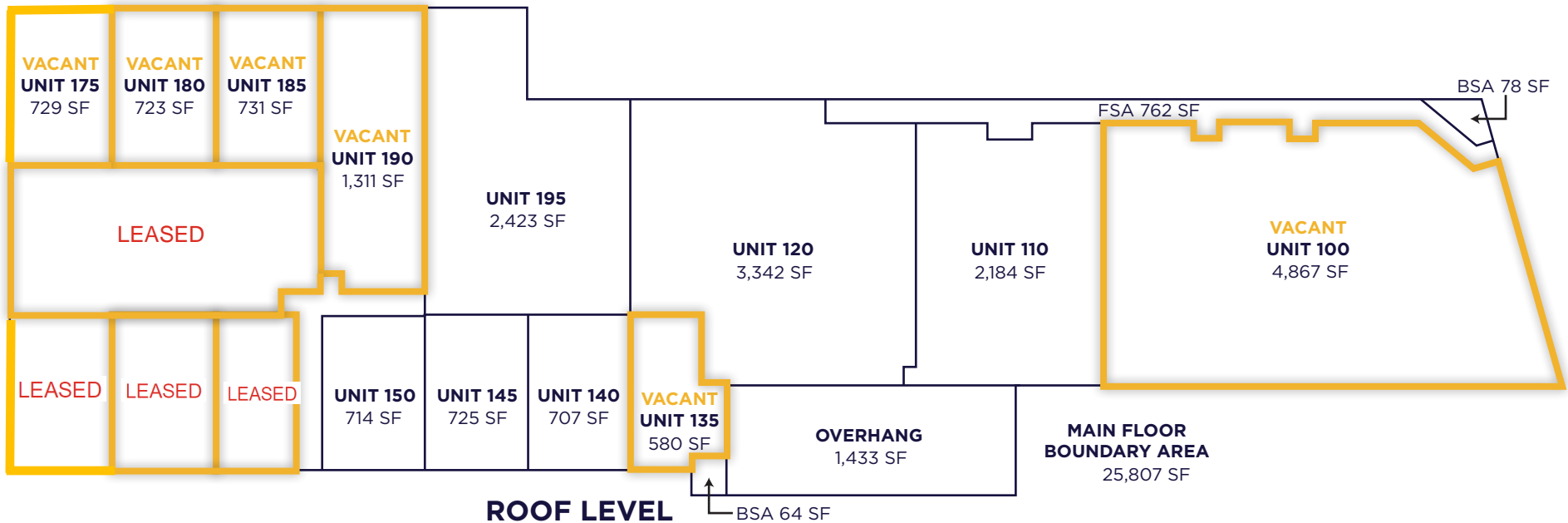
Base Rent: \$18.00/SF

Additional Rent: \$5.33/SF



The property is situated on Mitchell road, the main thoroughfare on Mitchell Island. This multi-tenant facility is currently occupied by a range of tenants including woodworking, fabrication and auto repair. Units sizes range from 557 SF to 4,867 SF. Each unit has its own grade loading garage door and single washroom. All units are vacant and ready for immediate occupancy. Small yard allocation for vehicle parking spaces and storage is available depending on the unit sizes. Please reach out to agent for leasing information. Average additional rent is \$5.33/SF.

### MAIN FLOOR



**6 Units Remaining**

**FLOOR PLAN**

11951 Mitchell Road, Richmond, BC

# AVAILABLE UNITS

FOR LEASE: INDIVIDUAL SMALL BAY GRADE LOADING INDUSTRIAL UNITS

# 557 SF - 4,867 SF

Unit #	NRA (SF)	Loading
100	4,867	2 Grade
135	586	1 Dock
175	729	1 Grade
180	723	1 Grade
185	731	1 Grade
190	1,311	1 Grade





# UNIT 100

## Features

- 4,867 square feet of net rentable area
- Autobody repair equipment available
- 2 grade loading doors
- 2 bathrooms
- High traffic location with signage opportunities
- Exterior dock loading near loading door
- Available immediately





# CONTACT INFORMATION

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