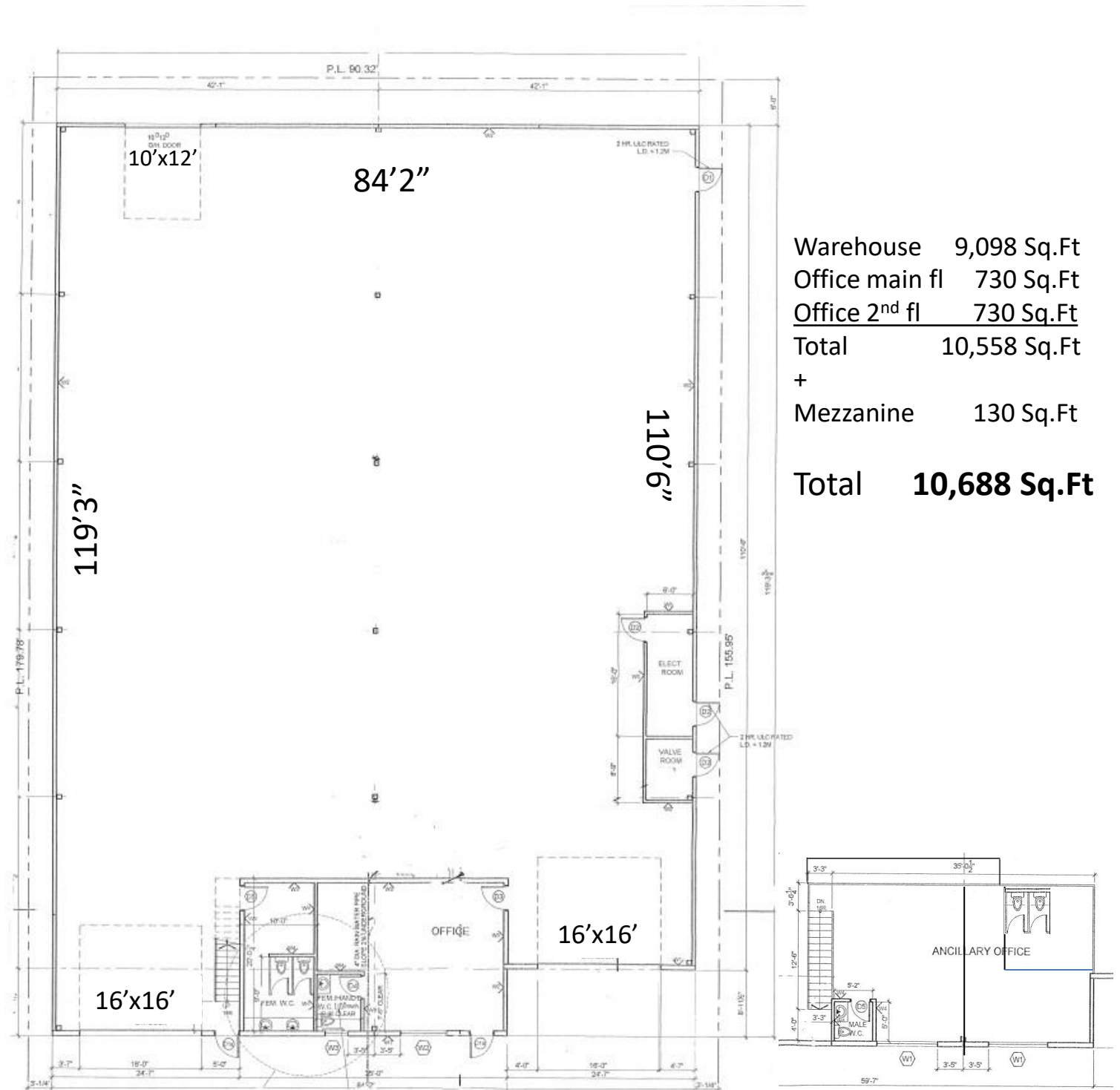


FLOOR PLAN

FREE STANDING INDUSTRIAL WAREHOUSE



Ground Floor Warehouse and Office

Second floor office/lunch/change rm

Warehouse 9,098 Sq.Ft
 Office main fl 730 Sq.Ft
 Office 2nd fl 730 Sq.Ft
 Total 10,558 Sq.Ft
 +
 Mezzanine 130 Sq.Ft
 Total **10,688 Sq.Ft**



LISTING PRICE \$4,488,000.



FOR FURTHER INFORMATION
 PLEASE CONTACT

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1071 EBURNE PL
MITCHELL ISLAND
RICHMOND, BC



BUILDING FEATURES

PROPERTY & STRUCTURE

- 10,688 Sq.Ft. Freestanding Building
- Tilt-up Concrete Construction
- Fenced & Gated yard
- Built in 2004
- 15,833 Sq.Ft. (0.36 acres)

WAREHOUSE – 9,098 Sq.Ft.

- 22 Ft. Clear Ceiling Heights
- 2 – 16’ x 16’ Roll Up Grade Door
- 3 Phase, 400 amp, 600 Volt Power
- 2 – 5 tonne Overhead Cranes
- Gas Heaters
- 1 - 10’ x 12’ Rear roll up grade door

EXISTING NET INCOME

Contact agent

TENANCY

Leased Until February 2026

ZONING

I (Industrial)

TAXES (2021)

\$20,993.50

OFFICE - 1,460 Sq.Ft.

- 2 levels of office
- Reception office with washroom
- Executive office w/private washroom
- Change rooms & Washrooms
- Break room
- HVAC in office areas

