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RANDAL KUNG - RE/MAX COMMERCIAL

290-3631 No. 3 Road  
remaxcrest.ca  
Richmond, BC V6X 2B9

FOR SALE | INDUSTRIAL PROPERTY

# MAYFIELD BUSINESS CENTRE

UNIT 1140 13700 MAYFIELD PLACE | RICHMOND, BC V6V 2E4



PRESENTED BY:

**RANDAL KUNG**

Commercial Real Estate Investment

Advisor

+1(604)245.1278

# MAYFIELD BUSINESS CENTRE

13700 MAYFIELD PLACE | RICHMOND, BC V6V 2E4



## LOCATION DESCRIPTION

Prime Richmond industrial location in the established Maycrest Business Park. Conveniently situated near Highway 91, Knight Street, Highway 99, YVR Airport, and major transportation routes. Central Lower Mainland location provides excellent access to Vancouver, Burnaby, Surrey, Delta, and the U.S. border, making it ideal for industrial, warehouse, office, and distribution users.

## OFFERING SUMMARY

|                 |                           |
|-----------------|---------------------------|
| Sale Price:     | \$1,269,000               |
| Zoning:         | IB-1                      |
| Ceiling Height: | Approximately 21 feet     |
| Loading:        | One 10'x12' overhead door |



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|                  |                          |
|------------------|--------------------------|
| Building Name    | Mayfield Business Centre |
| Property Type    | Industrial               |
| Property Subtype | Office/Warehouse         |
| Total Area       | 2,480SF                  |
| Ground Floor     | 1,604 SF                 |
| Year Built       | 1996                     |

Tang & Kung Real Estate Group is pleased to present the opportunity to acquire a small-bay industrial strata unit in Richmond's highly desirable Maycrest Industrial Area. This well-maintained unit offers approximately 2,480 SF of functional warehouse and office space, including 1,604 SF of ground-floor warehouse/office area and 876 SF of second-floor office space.

The property features approximately 21-foot clear ceiling height, one grade-level loading door, 225-amp electrical service, two washrooms, and three assigned parking stalls. Zoned IB-1 (Industrial Business Park), the unit accommodates a wide range of industrial, warehouse, distribution, showroom, technology, contractor, import/export, and office users.

Strategically located near Highway 91, Highway 99, Knight Street, Vancouver International Airport (YVR), and the Port of Vancouver, the property offers exceptional access to major transportation corridors throughout Metro Vancouver and the Fraser Valley.

An excellent opportunity for owner-users seeking to build equity through ownership or investors looking to acquire industrial product in one of Metro Vancouver's most established and supply-constrained industrial markets.



- Rare opportunity to acquire a 2,480 SF small-bay industrial strata unit in Richmond's highly sought-after Maycrest Industrial Area.
- Functional warehouse and office layout featuring 21-foot clear ceiling height, grade-level loading, and 225-amp electrical service.
- Excellent accessibility to Highway 91, Highway 99, Knight Street, Vancouver International Airport (YVR), and the Port of Vancouver.
- IB-1 (Industrial Business Park) zoning permits a wide variety of industrial, warehouse, distribution, showroom, office, and service commercial uses.
- Ideal for owner-users seeking long-term occupancy and equity growth, or investors looking to acquire industrial product in Metro Vancouver's supply-constrained market.



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## LOCATION OVERVIEW

Prime Richmond industrial location in the established Maycrest Business Park. Conveniently situated near Highway 91, Knight Street, Highway 99, YVR Airport, and major transportation routes. Central Lower Mainland location provides excellent access to Vancouver, Burnaby, Surrey, Delta, and the U.S. border, making it ideal for industrial, warehouse, office, and distribution users.



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AERIAL MAP

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MEET THE TEAM

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## RANDAL KUNG

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