

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

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

YVR AIRPORT

99

7

7A

7

99

1A

Oak St

Boundary Rd

SW Marine Dr

Knight St

99

91

99

17

91

TRANSIT NETWORK

Millenium Line

Canada Line

Expo Line

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

- 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

AVAILABLE IMMEDIATELY

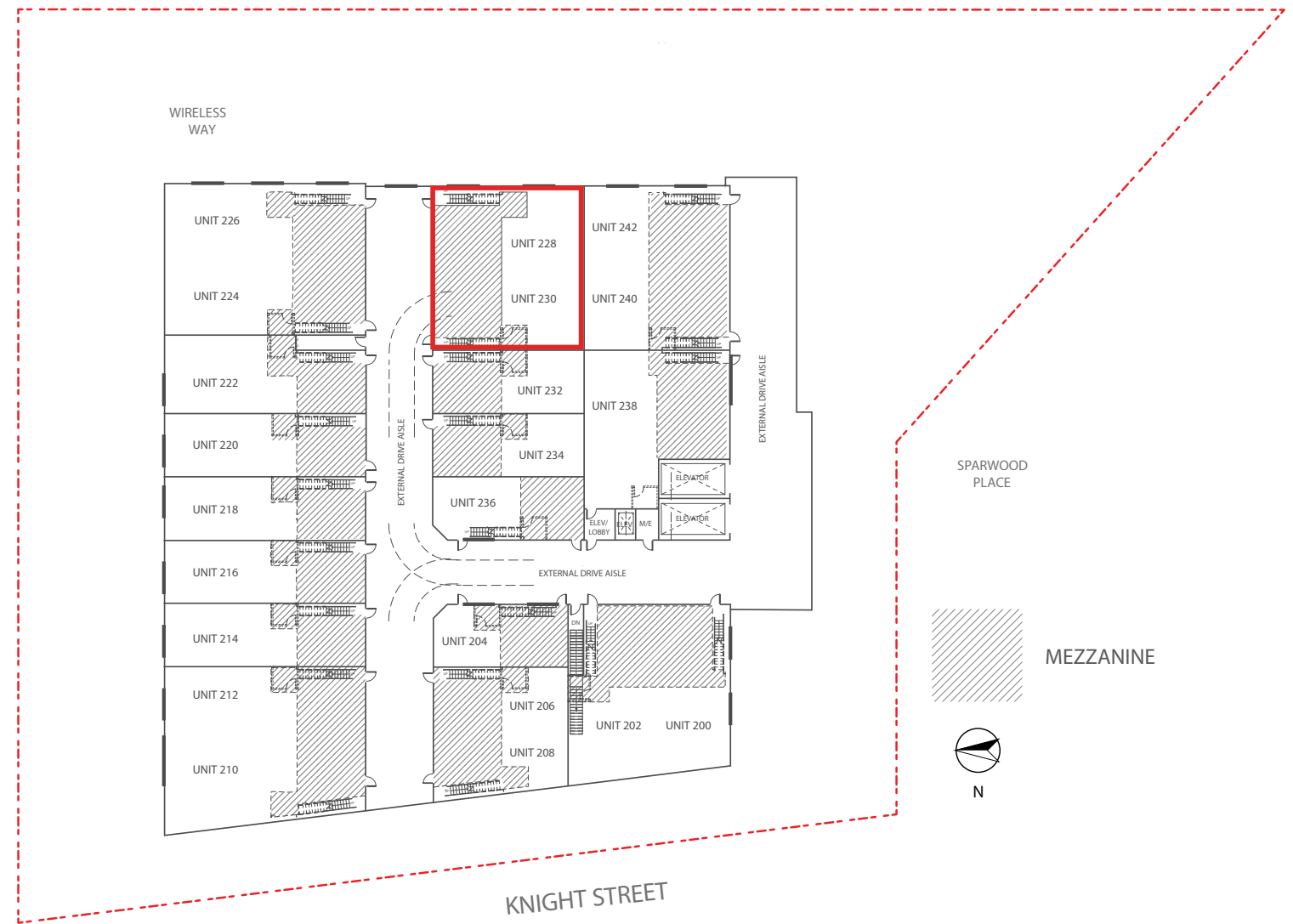
UNIT 228/230

PRICE: \$1,787,040 (\$480/SF)

SIZE:	STRATA FEES:
UNIT 228: 1,766 SF	UNIT 228: \$616.17/mo
UNIT 230: 1,957 SF	UNIT 230: \$683.79/mo
TOTAL: 3,723 SF	TOTAL: \$1,299.96

FEATURES

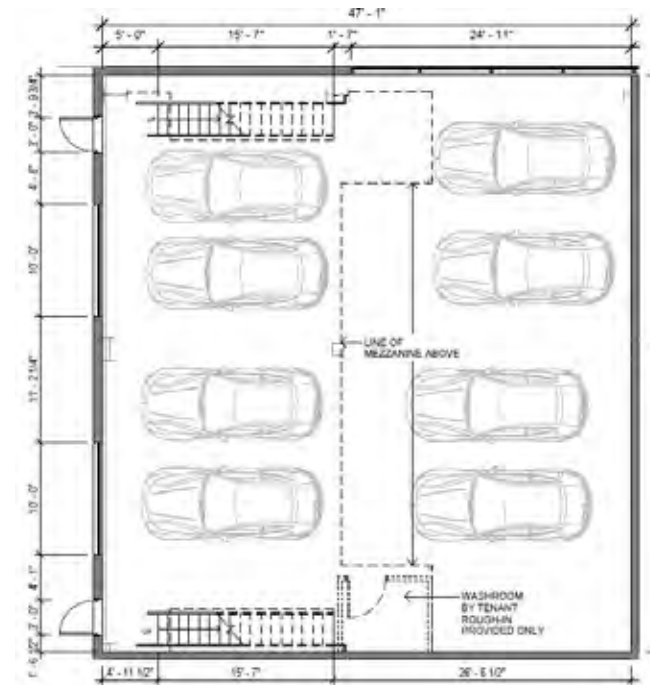
- Two oversized freight elevators for convenient access to second floor
- Two 10' wide automated glass grade loading doors
- Concrete slab-on-grade designed for approximately 150 psf load
- 19' height (18' clear, est.) ceiling
- Gas, sanitary, and water roughed-in to each unit
- Minimum 100amp electrical 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



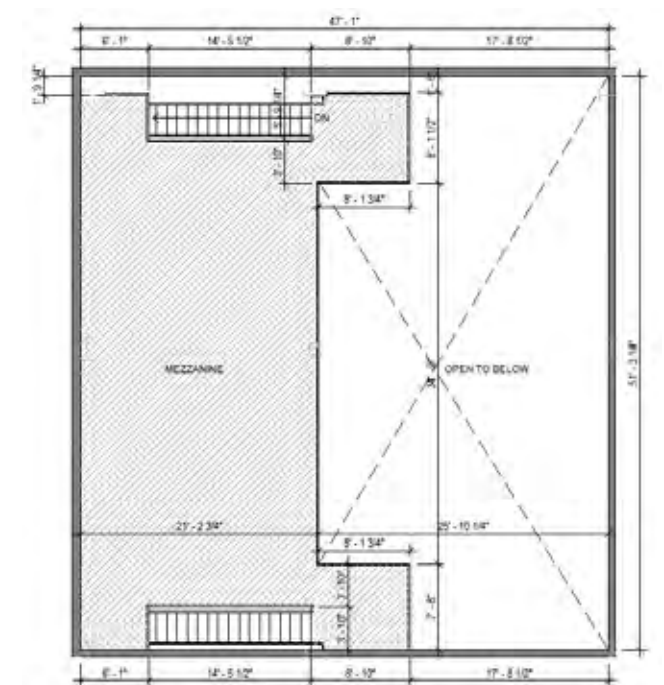
UNIT 228/230

SECOND FLOOR

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

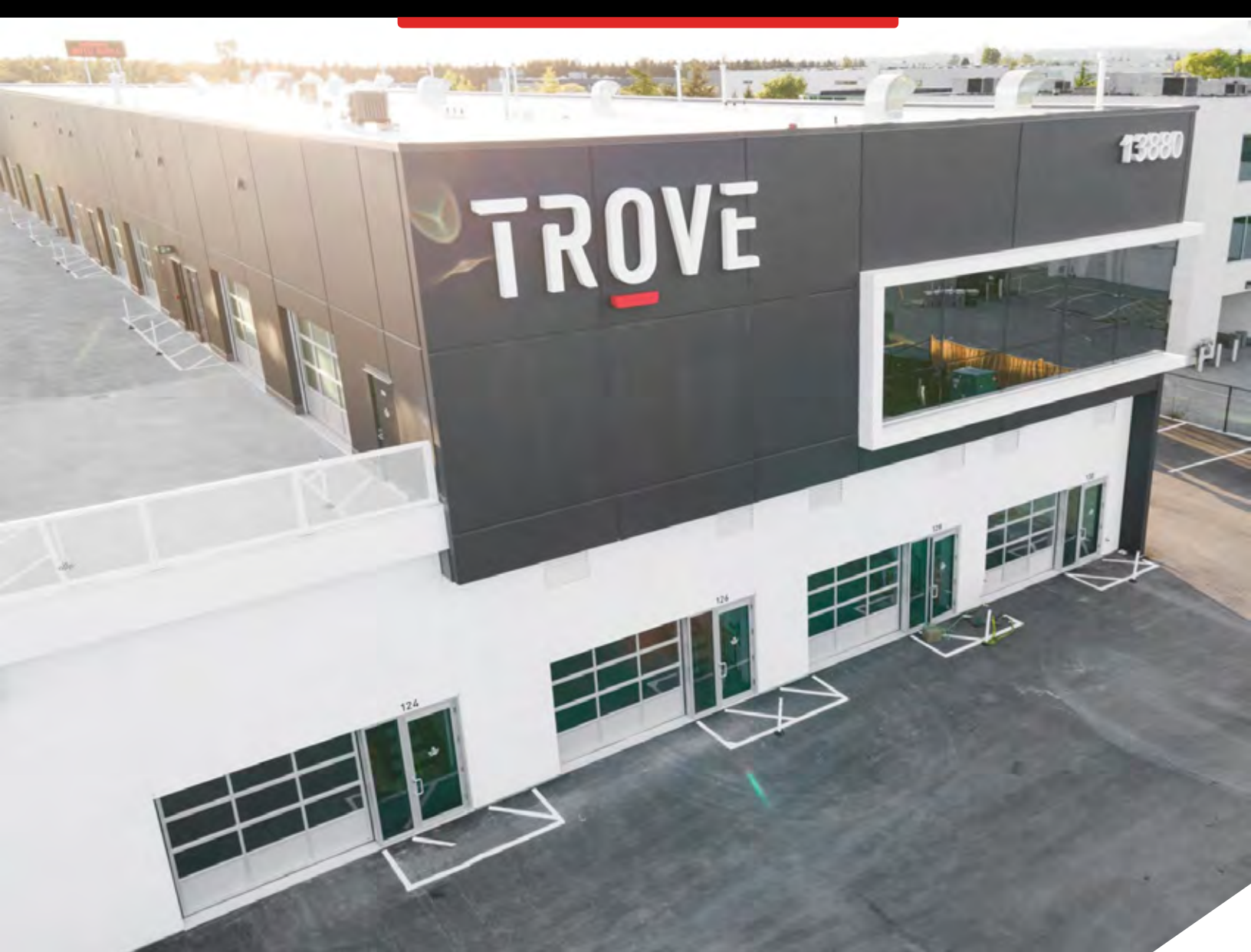


MAIN LEVEL



MEZZANINE LEVEL





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