

For Lease

12771 - 12811 Mitchell Road

Richmond, BC

0.507 Acre Low Site Coverage Property on Mitchell Island



Terry Butt

Personal Real Estate Corporation
Associate Vice President
Industrial Properties
+1 778 372 1949
terry.butt@cbre.com

Fraser Rowland

Vice President
Industrial Properties
+1 604 662 5128
fraser.rowland@cbre.com

CBRE

The Opportunity

CBRE Limited is pleased to present a prime leasing opportunity in North Richmond’s heavy industrial submarket of Mitchell Island. Located at 12771–12811 Mitchell Road, **this high exposure site spans 0.503 acres and features a 3,843 SF grade-loading building situated on the west portion of the property.** **The remaining 18,961 SF of excess land** offers exceptional flexibility and is ideally suited for outdoor storage. Zoned I (Industrial), the site supports a wide range of uses including warehousing, distribution, light manufacturing, and automotive services. **Strategically located on Mitchell Island, a well-established industrial hub,** with flexibility for heavier industrial uses, the property benefits from immediate access to major transportation routes such as Highway 91, the Knight Street Bridge, and the Fraser River, ensuring efficient connectivity to Vancouver, Burnaby, Delta, and the U.S. border.



Property Details

Land Size

0.503 AC (21,910 SF)

Building Size

3,843 SF

Excess Land Size

18,961 SF

Frontage

185’ of Frontage along Mitchell Road

Zoning

Industrial (I)
Allowing for heavy industrial uses and outdoor storage

Taxes & Operating Costs

\$12.73 PSF (2025 est.)

Asking Net Lease Rate

Building: \$19.50 PSF
Excess Land: \$5.00 PSF

Availability

March 2026

Features



Large secured outdoor
Yard area for storage



High exposure location adjacent to
Knight Street Bridge



185’ frontage
along Mitchell Road



Grade
Loading



For more information contact:

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