For Lease

12771 - 12811 Mitchell Road

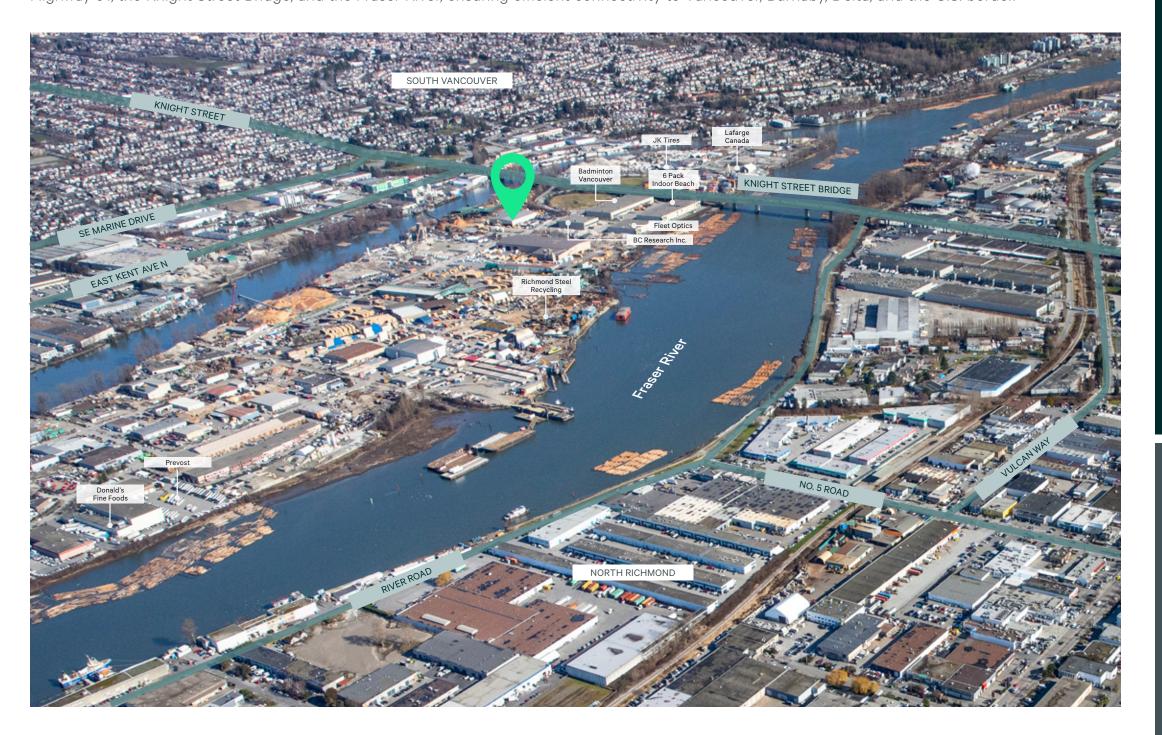
Richmond, BC

0.507 Acre Low Site Coverage Property on Mitchell Island



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:

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



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.