



**For Sale: Rarely Available Mitchell Island Industrial Warehouse
On 1.06 Acres With River Frontage And Holding Income**

11951 Mitchell Road, Richmond

25,189 Square Foot Warehouse | 1.06 Acres



**CUSHMAN &
WAKEFIELD**

**Macdonald
COMMERCIAL**

FOR SALE

11951 MITCHELL RD, RICHMOND

25,189 SF | 1.06 ACRES

The Opportunity

A rarely available 25,189 square foot warehouse on 1.06 acres within Richmond's Mitchell Island industrial node, featuring 16 individual units with independent metering, heavy 3-phase power, 200ft of Fraser River frontage, 20,000 sf + of secured rear yard, caretaker suite and multiple covered storage structures. Currently configured for multi-tenant occupancy/segmented uses, the property offers workability for value-add investors (mark-to-market: 58%) and end users (WALT less than 1 year) seeking a combination of warehouse and yard space in a high-exposure location with exceptional connectivity throughout the Lower Mainland and to the U.S. border. Approximately 46% of the net leasable area (NLA) is available for immediate occupancy, 61% of the NLA is available as of December 31, 2025, and the balance of NLA is available in intervals throughout 2026/2027.



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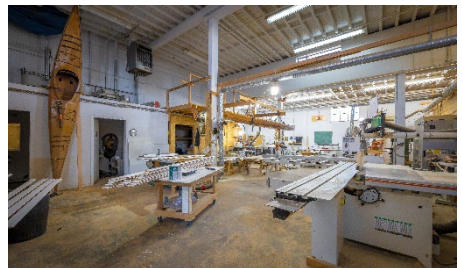


Salient Details

Address:	11951 Mitchell Road, Richmond, BC
PID:	011-920-912 & 003-682-650
Submarket:	Richmond
Industrial Node:	Mitchell Island
Lot size:	1.06 Acres
GBA:	25,189 sf
NLA:	23,922 sf
Storeys:	1 (caretaker suite on roof)
Units:	16
Vacant NLA:	10,923 sf (~ 45.66% available immediately)
Occupancy:	54.34%
WALT:	< 1.0 year
Mark to Market:	57.54%
Power:	600a/3 phase
Construction:	Concrete Block/Steel Clad/Wood Frame
Loading Doors:	17 at grade, 1 dock
Ceiling Height:	11' to 14' free and clear
Yard:	~ 20,000 sf of paved yard space
Separately Metered:	Yes
Parking:	5 streetside stalls and 30+ throughout parcel (1 point of ingress and egress)
Frontage:	Approximately 100' along Mitchell Road Approximately 200' along the Fraser River
Zoning:	I-Industrial Zone
OCP:	Bridgeport
BC Assessment (2025):	\$10,009,000
Property Tax (2024):	\$91,319.89
Recent capex:	Partial roof replacement circa 2015

Features

- Pliable lease provisions with a WALT under 1 year, enabling immediate IPP repositioning or diverse end-user applications
- Flexible zoning supporting a wide range of permitted industrial uses
- Diverse tenant roster generating stable holding income
- Heavy 3-phase power and independently metered units
- Vacant caretaker suite offering river views
- Approximately 20,000 sf + of secured rear yard space
- High-traffic location with prominent exposure on Mitchell Road
- Potential Fraser River access with approximately 200 feet of river frontage
- Opportunities for building expansion and redevelopment
- Approximately 800 sf of outdoor storage structures
- Located within a highly desirable industrial node with strong fundamentals and close proximity to major thoroughfares



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Unit Mix – 11951 Mitchell Road, Richmond

UNIT #	TENANT	NLA (sf)
100	Vacant	4,867
110	Tenanted - Metal Works	2,184
120	Tenanted – Wood Working	3,342
135	Vacant	580
140	Tenanted – Wood Working	707
145	Tenanted - Metal Works	725
150	Tenanted – Wood Working	714
155	Vacant	557
160	Tenanted – Box Storage	721
165	Vacant	718
170	Vacant	2,075
175	Tenanted – Used Car Sales	729
180	Tenanted – Used Car Sales	723
185	Tenanted – Used Car Sales	731
190	Vacant	1,311
195 A/B	Tenanted – Storage	2,423
200	Vacant (Caretaker Suite)	815
Total NLA (sf)		23,922
FSA / BSA (sf)		1,267
Total GBA (sf)		25,189



Workability for End Users & Investors Alike

	Square Footage	Percentage
Vacant (NLA) as of Aug 2025	10,923 sf	45.66%
Available Dec 31, 2025 (NLA)	14,535 sf	60.76%
Available Dec 31, 2025 (GBA)	15,802 sf	62.73%
Mark to Market (%)	57.54%	
WALT	< 1 year	



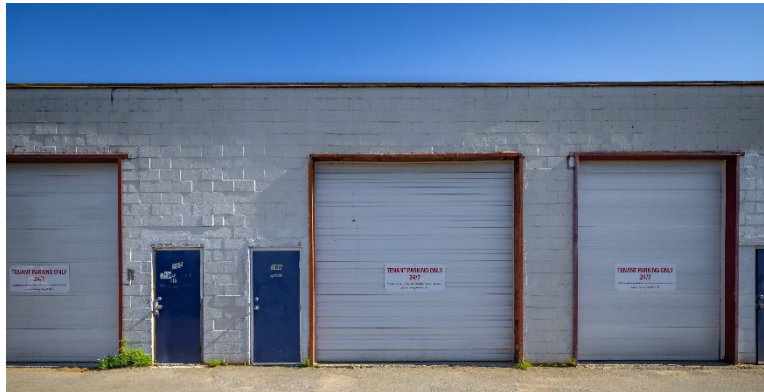
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1.06

Site Area (Acres)



23,922

Net Leasable Area (sf)



9

Diverse Tenant Profiles & Holding Income



16

Individual Units



58%

Mark to Market



< 1

W. A.L.T. (YEARS)



46%

NLA available immediately



\$10.79

In-Place Rent (\$/SF/YR)

\$17.00

Market Rent (\$/SF/YR)



High Traffic Location with Signage Opportunity



Expansion & Redevelopment Potential



Potential Fraser River Access



35+ Surface Parking Stalls



3 Phase Heavy Power



20,000 sf of Rear Yard Space



Caretaker Suite / Functional Office Space



Outdoor Storage Buildings

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Floor Plan

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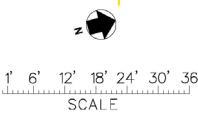
EXISTING PROPERTY AT:
11951 MITCHELL ROAD
RICHMOND, B.C.

ROOF LEVEL
#200
815 SQ.FT.
Vacant
UNENCLOSED
138 SQ.FT.
ROOF LEVEL
BOUNDARY AREA
953 SQ.FT.

BSA
64 SQ.FT.

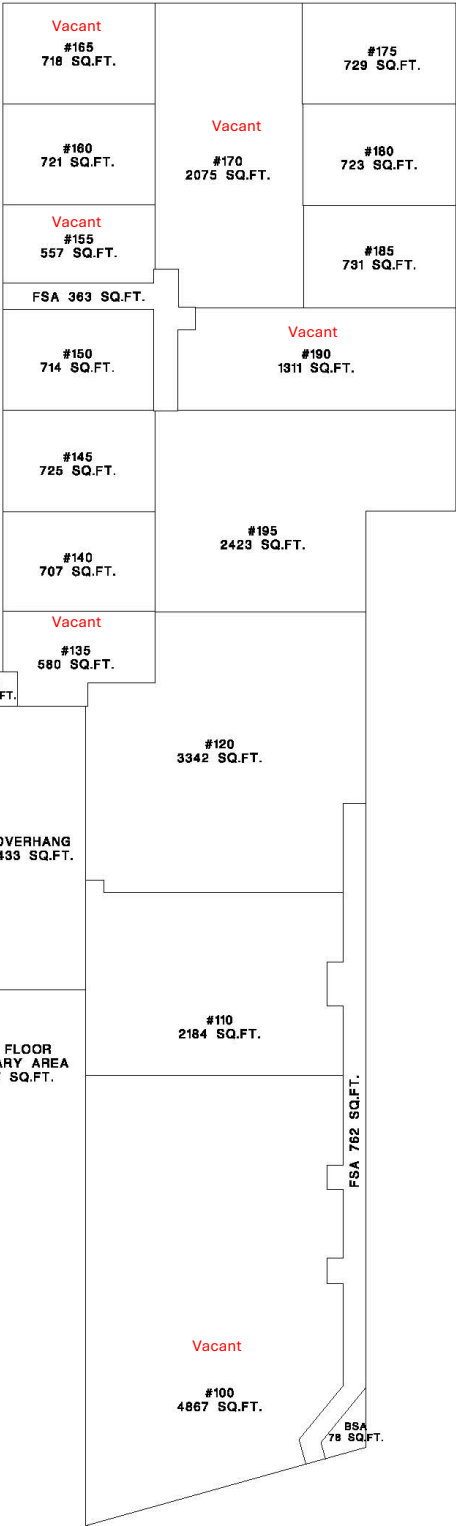
MAIN FLOOR
BOUNDARY AREA
25807 SQ.FT.

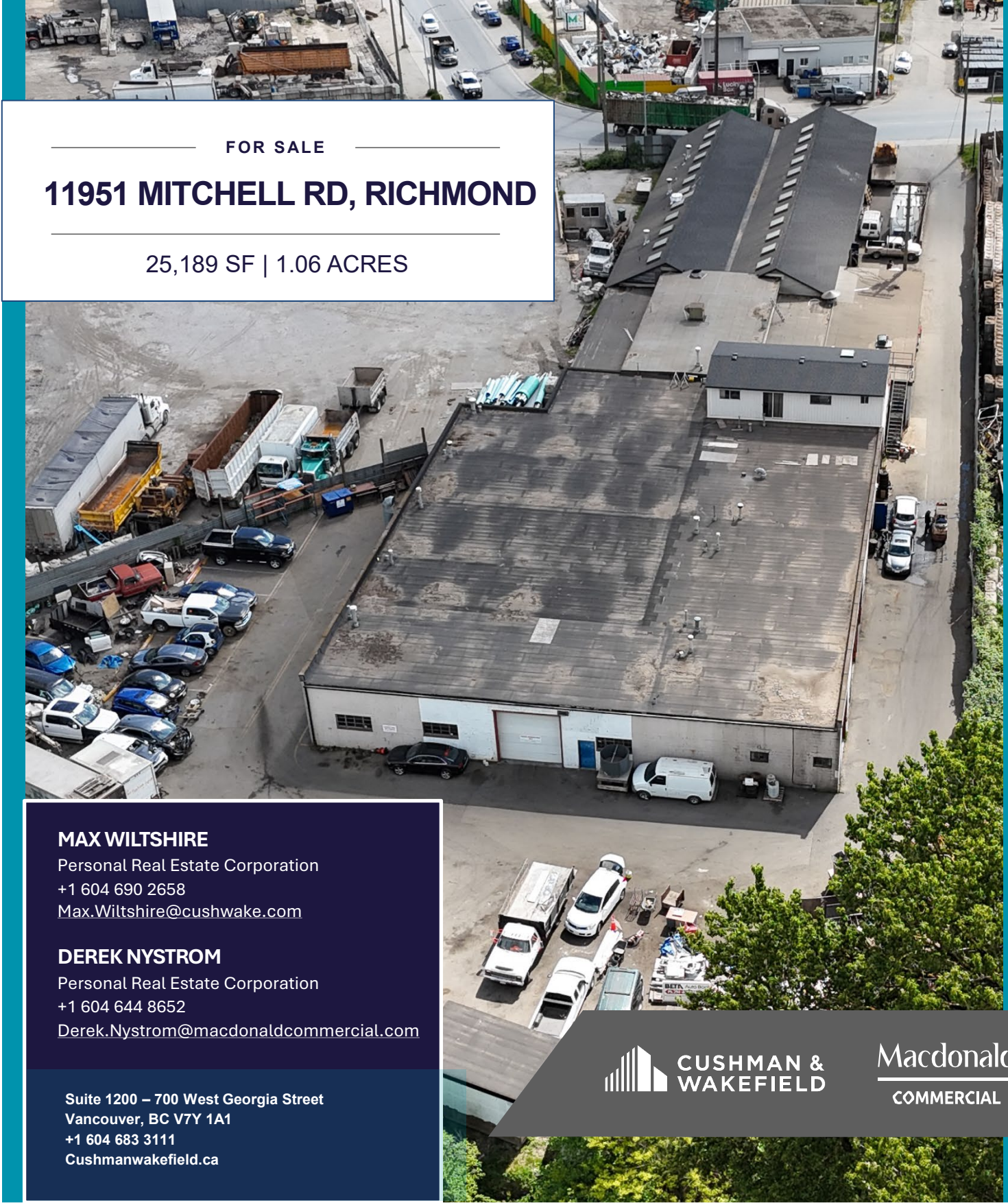
*In accordance with
Industrial Buildings: Standard
Methods of Measurement
(ANSI/BOMA Z65.2 - 2019)



MEASURE MATTERS
VANCOUVER, BC
(604) 931-6555
All measurements must be verified
prior to construction or redevelopment.

MAIN FLOOR





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