

COURT ORDERED SALE



For Sale

UNITS 12-15

13511 CRESTWOOD PLACE

RICHMOND, B.C.

4 dock loading units from 5,790 SF to 11,586 SF in North Richmond

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

COURT ORDERED SALE

THE OPPORTUNITY

PRIME INDUSTRIAL WAREHOUSE & OFFICE FOR SALE

CBRE Limited is pleased to present the exclusive opportunity to purchase **Units 12, 13, 14 and 15 at 13511 Crestwood Place (the "Property")** – four all ground floor industrial units comprising a total of approximately 11,586 SF, located at Core Business Park - one of North Richmond's most desired business parks.

- » The Property has been meticulously maintained by the current owner-occupier.
- » Ability to purchase units 12 and 13 for a total combined size of 5,790 SF with two dock doors.
- » The combined properties are serviced by four dock loading doors with an expansive 70' loading court designed to accommodate large trucks (measuring from building to property line).
- » This prime central location is just off of Viking Way and Bridgeport Road which offers excellent exposure and the Property is surrounded by amenities.

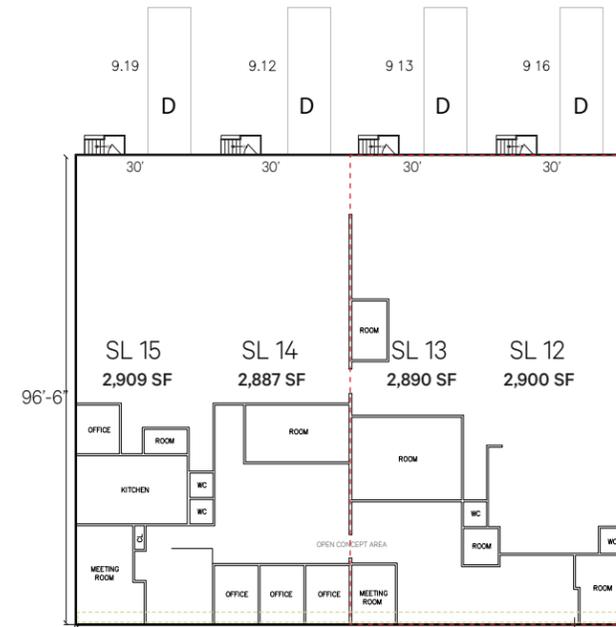
PROPERTY DETAILS

CIVIC ADDRESS	12-15 - 13511 Crestwood Place, Richmond, B.C.
ZONING	IB1 – Industrial Business Park permits a wide variety of industrial uses including most manufacturing, warehousing, wholesaling, distribution, recreation, assembly, high-tech and 100% office uses.
YEAR BUILT	1987 & refurbished in 2021
BUILDING AREA	7,666 SF (Warehouse) 3,920 SF (Office Space) 414 SF (Mezzanine option) Total: 12,000 SF
CEILING HEIGHT	16'
LOADING DOORS	4 dock with 2 levelers
AVAILABILITY	Vacant possession
PROPERTY TAXES (2025)	\$32,185
SALE PRICE	\$7,500,000 (\$647 PSF) \$7,100,000 (\$612)
	<i>*Option to purchase units 12 and 13 separately for a combined size of 5,790 SF with two dock doors for vacant possession.</i>

PROPERTY FEATURES

-  Professionally designed offices & facilities with corporate ambiance
-  16 dedicated parking stalls
9 visitors parking
7 unofficial parking stalls
Free street parking
-  Convenient highway access

FLOOR PLAN



FLOOR PLAN NOT TO SCALE



VIEW MORE PHOTOS



YVR
INTERNATIONAL
AIRPORT

DOWNTOWN VANCOUVER

KNIGHT STREET

KNIGHT STREET BRIDGE

BRIDGEPORT ROAD

SUBJECT
PROPERTY

VIKING WAY

Located just off Viking Way and Bridgeport Road, this central location offers more than just street presence. With easy access to Knight Street, Bridgeport Road, and Highways 91/99, it ensures quick transportation to all areas of Metro Vancouver. Your employees, customers, and suppliers will appreciate being just minutes away from the shops and services of Bridgeport Road.

There is a convenient bus stop right at the property, providing excellent transit services. The property is only 20 minutes away from YVR airport, 25 minutes to Delta Port, and 25 minutes to downtown Vancouver, making it even more accessible and convenient.

CONNECT WITH US FOR MORE INFORMATION

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