

NEW PRICE \$21,778,000 | \$540 PSF

**FOR SALE**

**5388 PARKWOOD PLACE**

RICHMOND, BRITISH COLUMBIA

**40,321 SF Freestanding Cold Storage Warehouse**

**CBRE**

**THE  
INDUSTRIAL  
SPECIALISTS**







## Building Size - 40,321 SF

### OWNER OCCUPIED

COOLER 517 SF  
 FREEZER 12,070 SF  
 OFFICE 10,468 SF  
 DRY STORAGE 5,307 SF  
 WAREHOUSE 1,826 SF

### TOTAL AREA

30,188 SF

### TENANTED

COOLER 714 SF  
 FREEZER 1,404 SF  
 SECOND FLOOR FREEZER 1,370 SF  
 DRY STORAGE 5,145 SF  
 OFFICE 1,500 SF

### TOTAL AREA

10,133 SF

## Features

- Cold Storage; Two (2) Freezers & Three (3) Coolers
- High-clearance ceilings and includes racking to maximize vertical storage and operational efficiency
- Fully built-out office with turnkey setup
- High exposure to Highway 91 and adjacent to the Richmond Auto Mall
- Designed by Christopher Bozyk Architects Ltd.
- Flexible IB zoning allows for a range of general industrial uses, including storage, manufacturing, warehouse, etc.
- Unparalleled accessibility to major arterial routes within minutes: Knight Street Bridge and Highway 91/99

## Property Details

### PID

014-965-194

### ZONING

IB-1

### LOADING DOORS

4 dock and 4 grade

### CEILING HEIGHT

26' clear

### SITE SIZE

1.75 acres

### PARKING

40 dedicated stalls

### AVAILABILITY

Contact listing agents

### LEASE EXPIRY & BUILDING INCOME

January 31, 2029  
 Contact listing agents

### PROPERTY TAX (2025)

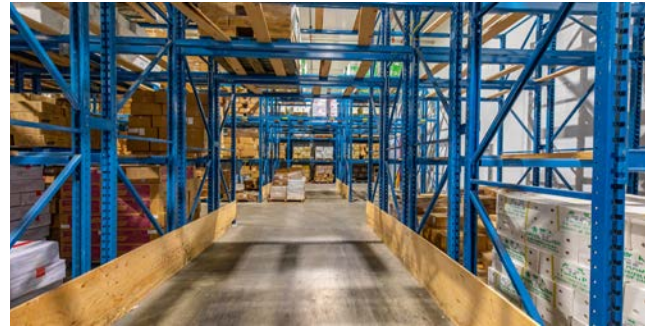
\$187,023.90

### SALE PRICE

~~\$23,380,000.00~~ **\$21,778,000 | \$540 PSF**

*Click here for more photos*







# 5388 Parkwood Place

# RICHMOND, BRITISH COLUMBIA



## Location

The Property is situated in the heart of Richmond's thriving Northwest Cambie industrial district. Minutes from Highway 91 and Highway 99, it offers seamless connectivity to Vancouver International Airport (YVR), the Port of Vancouver, and the U.S. border, making it an ideal location for logistics, distribution, and international trade operations.

Positioned near the Richmond Auto Mall, one of Canada's largest automotive retail hubs, attracting significant consumer and commercial traffic, and is surrounded by a dynamic mix of light industrial, warehousing, and commercial businesses, the area benefits from high visibility, traffic volumes, and robust infrastructure.

**10 min** Richmond City Centre

**15 min** YVR International Airport

**30 min** GCT Delta Port

**40 min** Vancouver City Centre

## Connect with us for more information

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