

#112 – 13880 Wireless Way, Richmond BC

Industrial Strata For Lease | Automotive Storage / Warehouse

Total Size: 2,496 SF

Ground Floor Warehouse: 1,830 SF

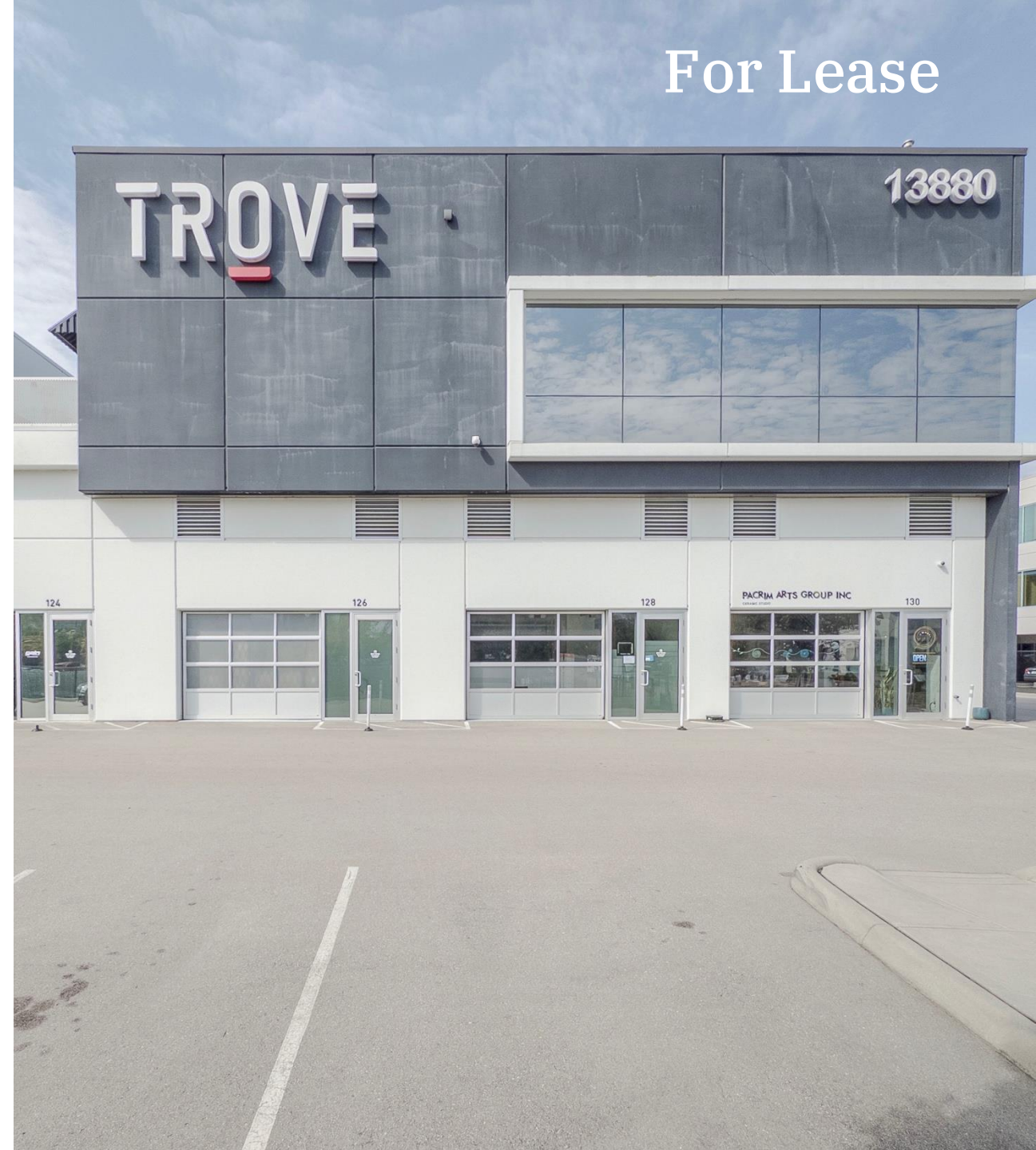
Mezzanine: 666 SF (8' Ceiling)

Ceiling Height: 19' Clear (Main Warehouse)

10' Wide Grade-Level Loading Door

Zoning: IB-1 (Industrial Business Park)

For Lease



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TROVE — Vancouver's first luxury, private, gated automotive storage condominium, purpose-built to provide premium storage and flexible commercial warehouse use in compliance with strata bylaws. This ground-floor unit features a 10-ft wide garage door with convenient grade-level loading, plus gas, sanitary, and plumbing rough-ins already in place. The spacious 666 SF mezzanine offers 8-ft ceiling height, adding valuable usable space. IB-1 zoning allows for a variety of permitted business uses, complemented by ample on-site parking. The fully secured complex includes gated entry with automated code access after hours. Owners also enjoy access to an impressive ~1,700 SF clubhouse with outdoor patio, ideal for private events and gatherings.

Zoning Uses:

IB-1 (Industrial Business Park) permits a range of business and light industrial uses, including warehousing, storage, indoor recreation and complementary commercial and office uses, supported by ample on-site parking.



Property Features:

- Built 2020
- Total Strata Area: 2,496 SF
- Ground Floor Warehouse: 1,830 SF
- Mezzanine: 666 SF (8' Ceiling Height)
- 19' Clear Ceiling Height in Main Warehouse
- Grade-Level Loading: 10' Wide Covered Garage Door with
- 100 Amp Electrical Service with Gas & Water Rough-Ins
- Gated Complex with Secure Access After Hours
- ~1,700 SF Clubhouse with Outdoor Patio for Private Events
- Ample On-Site Parking
- Zoning: IB-1 (Industrial Business Park)

Lease Rate: Contact Listing Agents

Additional Rent: Contact Listing Agents

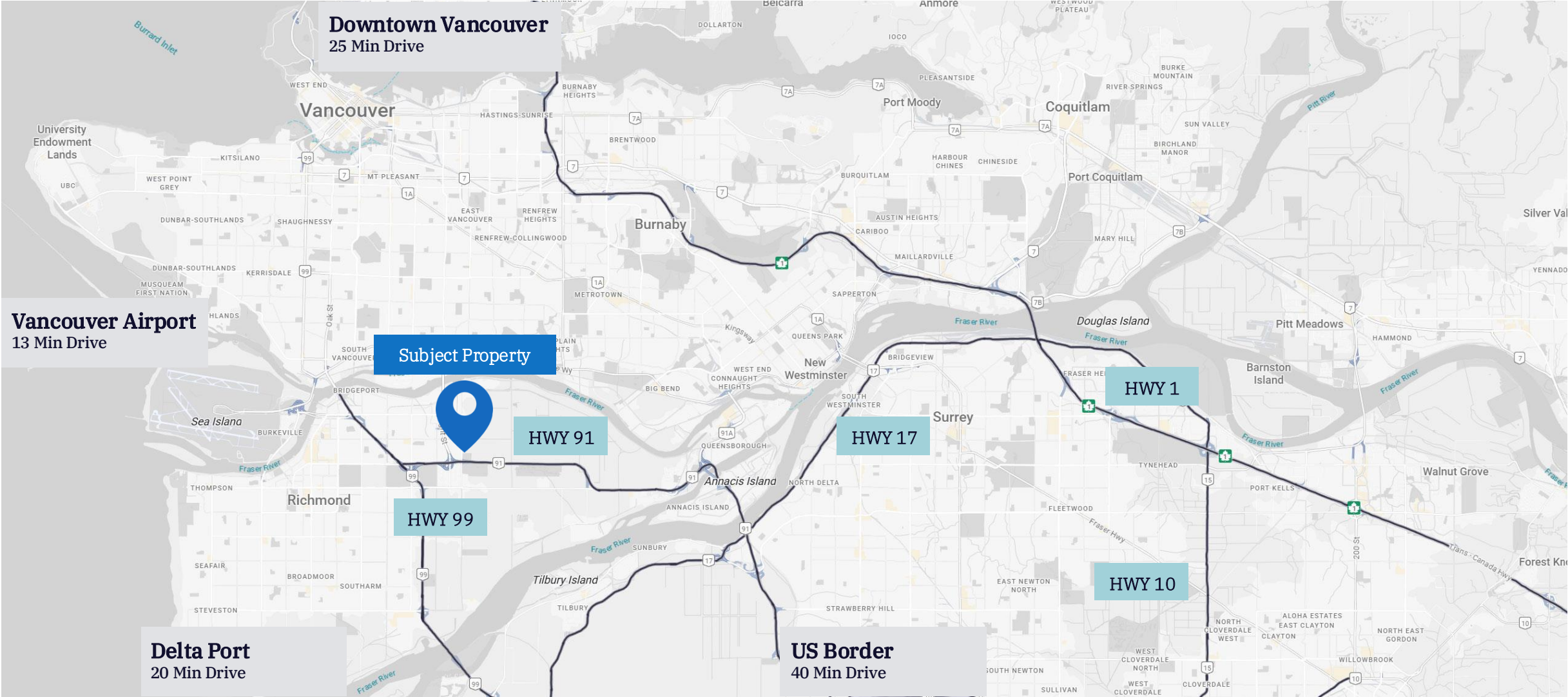
Property Tax (2026): \$13,756.37

Strata Fees: \$695.80/mo













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