

# FOR LEASE

11620 HORSESHOE WAY

RICHMOND, BRITISH COLUMBIA

FREESTANDING 21,622 SF WAREHOUSE  
WITH OFFICE IN SOUTH RICHMOND

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THE  
INDUSTRIAL  
SPECIALISTS

**CBRE**



# THE PROPERTY

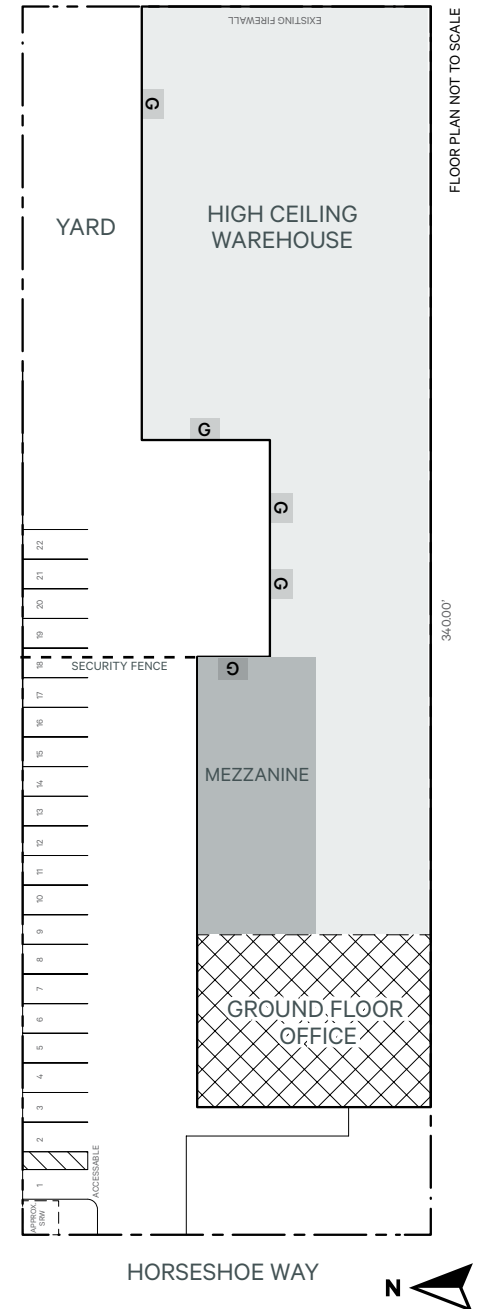
Presenting the opportunity to lease 21,809 square feet of industrial warehouse in the Riverside Industrial Park in South Richmond. This freestanding building is equipped with 5 grade loading doors, a mix of low and high ceiling warehouse space and features well maintained front offices. There is ample on site parking. The IB-1 zoning permits a range of general industrial uses as well as stand-alone office.

|                        |  |
|------------------------|--|
| <b>LOADING</b>         | 5 oversized grade doors  |
| <b>AVAILABILITY</b>    | April 1, 2024  |
| <b>ZONING</b>          | IB-1 (Industrial Business Park)  |
| <b>BASIC RENT</b>      | \$20.00 PSF  |
| <b>ADDITIONAL RENT</b> | \$5.35 PSF (2023 est.)   |
| <b>FEATURES</b>        | <ul style="list-style-type: none"> <li>+ Fenced &amp; paved secure yard</li> <li>+ 22 parking stalls</li> <li>+ Heavy 3-phase power</li> </ul> |

|                             |
|-----------------------------|
| <b>BUILDING</b>             |
| 20,424 SF (Ground Floor)    |
| <u>1,198 SF (Mezzanine)</u> |
| <b>21,622 SF Total</b>      |
| <b>SITE SIZE</b>            |
| <b>0.882 acres</b>          |



## Floor Plan



# EXTERIOR BUILDING IMAGES



11620 HORSESHOE WAY, RICHMOND



Located minutes from Steveston Highway and Highway 99, this Property offers quick and efficient access throughout Richmond, to Vancouver International Airport and the rest of Metro Vancouver.

Convenient public transit routes run along Horseshoe Way and Steveston Highway that link directly to downtown Richmond and the Canada Line SkyTrain.

Clients and employees will also benefit from the amenities of nearby Ironwood Plaza and Coppersmith Corner Shopping Centre.

# 11620 Horseshoe Way — RICHMOND, BRITISH COLUMBIA



**25**  
MINUTES TO  
DELTAPORT

**20**  
MINUTES TO  
YVR AIRPORT

**30**  
MINUTES TO  
VANCOUVER

**12**  
MINUTES TO  
RICHMOND CC

## Connect with us for more information

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