



FOR LEASE

150-11120 Horseshoe Way

RICHMOND, BC

5,838 SF Flex Space In The Heart Of Riverside Industrial Park

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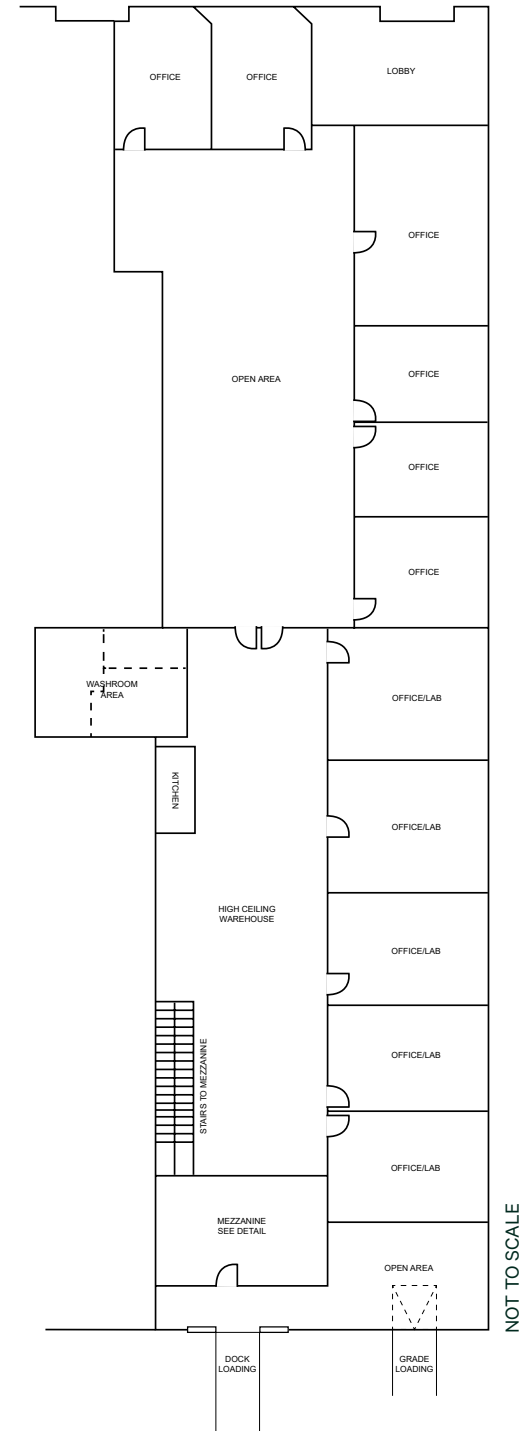
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UNIT 150

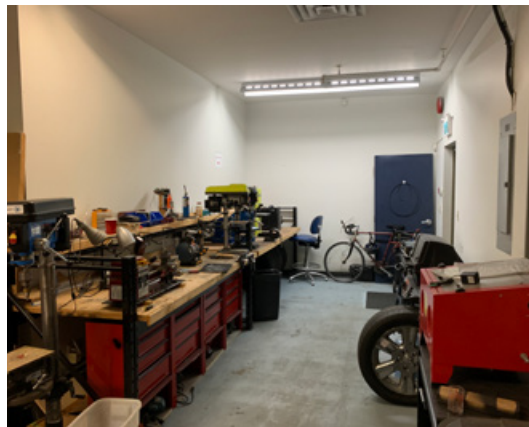
SIZE	5,838 SF
ZONING	IB1 (Industrial Business Park Zoning) allows for a wide range of general industrial uses, including storage, manufacturing, and stand-alone office.
LEASE RATE	Contact listing agents
ADDITIONAL RENT	\$6.45 + 4.5% management fee on basic rent (2024 est)
PARKING	TBC
AVAILABILITY	With notice

FLOOR PLAN



UNIT FEATURES

- 5 private offices
- Open area workspace
- Meeting room
- 5 enclosed lab rooms
- Warehouse
- Dock & grade loading
- Secure reception area
- Mens/Womens washrooms
- Open kitchenette
- Ample window glazing for abundant natural lighting





11120 Horseshoe Way sits in the heart of Riverside Industrial Park in South Richmond. This highly convenient location is situated seconds away from the intersection of Steveston Highway and Highway 99 to Vancouver and the U.S border crossing. Occupants will enjoy convenient access to public transit routes along No. 5 Road and Steveston Highway that connect directly to downtown Richmond and the Canada Line SkyTrain.

Occupants will also benefit from the nearby Ironwood Plaza with over 35 unique retail stores, restaurants, banking and other services. With the upcoming George Massey Tunnel Replacement Project due to be completed in 2022, Riverside Industrial Park properties will undergo a major transformation as daily traffic is forecasted to exceed 80,000 users daily after completion.

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