

# IRONWOOD LANDING



12122-12128 HORSESHOE WAY, RICHMOND, BC

# FOR SALE

## Professional Business Park Strata



### CONTACT US

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# CBRE

**THE  
INDUSTRIAL  
SPECIALISTS**

## THE OPPORTUNITY

An opportunity to invest and build equity in your own real estate at the upcoming Ironwood Landing development, located in South Richmond at 12122 & 12128 Horseshoe Way. Designed by KCC Architecture, Ironwood Landing will be comprised of 18 small bay strata units starting at 2,555 square feet. The units will come equipped with ample glazing, grade loading and an enclosed 2nd level office featuring HVAC and separate entrances.

Ironwood Landing is built with e-commerce warehouse needs in mind and the Industrial Business Park (IB1) zoning permits a wide variety of allowable business uses including outright office. Businesses will benefit from efficient access to Highway 99, improved travel times from the George Massey tunnel and Corridor upgrades\*, close proximity to Vancouver International Airport and the amenities at the Ironwood Plaza, only minutes away.

*\*The new 8-lane George Massey tunnel crossing and corridor improvements will greatly reduce congestion for goods and service trips for businesses. Corridor improvements include the Steveston Interchange, Bridgeport Road transit ramp, and Highway 99 & 17A offramp widening. Estimated completion of the tunnel upgrade is 2030.*

## PROPERTY HIGHLIGHTS

- Concrete tilt up construction
- Glazed grade loading doors
- 23' clear ground floor ceiling height
- Sealed concrete ground floor with 300 pounds PSF capacity
- 2nd level is comslab structural steel with a smooth troweled concrete finish
- 200 amp, 120/208 volt, 3- phase electrical per unit
- Separate entrance to 2nd level office
- Abundant glazing provides plenty of natural light
- Enclosed 2nd level offices with roughed-in HVAC unit
- One handicap accessible washroom on main level
- One 2nd level rough-in for washroom
- Concrete stairway

## PROPERTY DETAILS

Available Area	From 2,555 - 5,201 SF See next page for further details
Total Units	18
Delivery Date	March 2024 Occupancy (estimated)
Zoning	IB-1 (Industrial Business Park)
Site Size	1.43 acres



## AVAILABLE UNITS

Building	Unit	Strata Lot	Ground Floor (SF)	Mezzanine (SF)	Total Size (SF)	Parking Stalls
East Building, Building 1, 12122 Horseshoe Way	1	1	3,387	1,814	5,201	9
	2	2	Firm			
	3	3	Firm			
	4	4	1,692	863	2,555	3
	5	5	Firm			
	6	6	Firm			
	7	7	Firm			
	8	8	Firm			
	9	9	Firm			
West Building, Building 2, 12128 Horseshoe Way	1	18	3,250	1,223	4,473	8
	2	17	Firm			
	3	16	Firm			
	4	15	Firm			
	5	14	Firm			
	6	13	Firm			
	7	12	Firm			
	8	11	Firm			
	9	10	Firm			



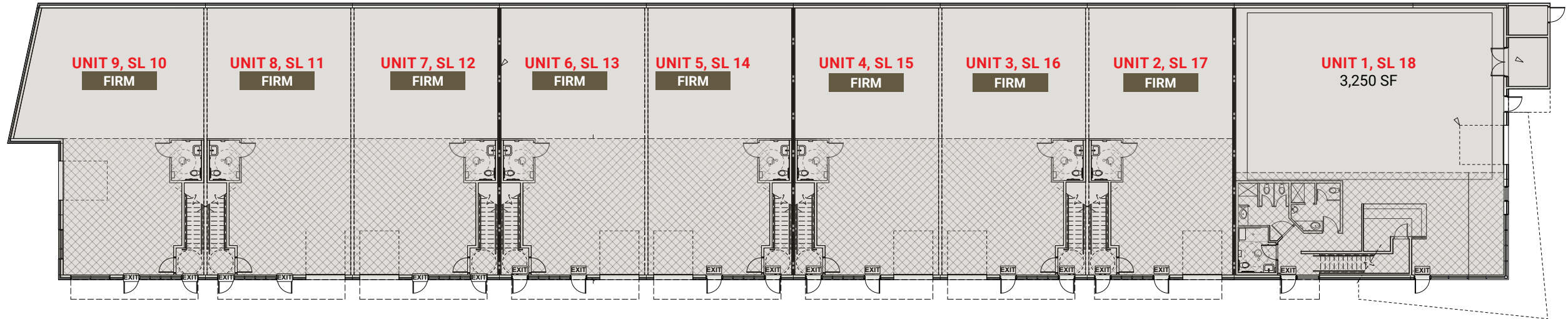
# FLOOR PLANS

Ground floor

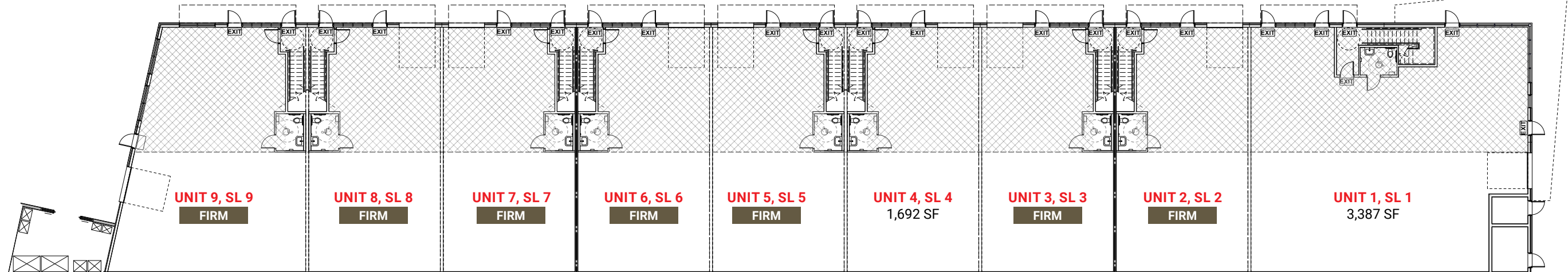
IRONWOOD  
LANDING



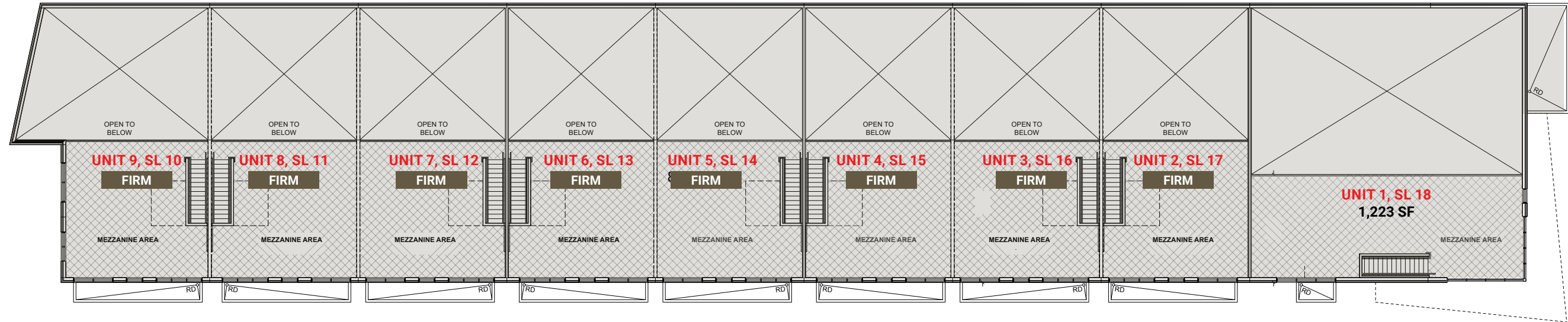
### WEST BUILDING, BUILDING 2



### EAST BUILDING, BUILDING 1

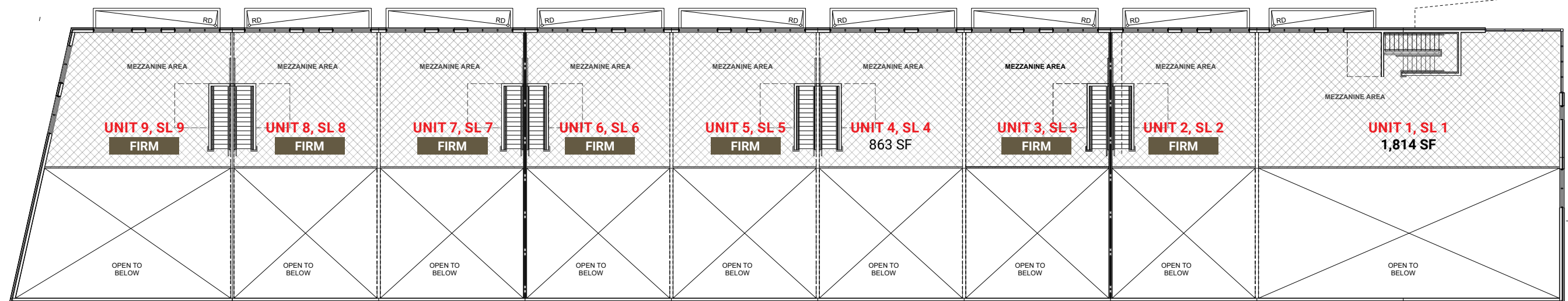


WEST BUILDING, BUILDING 2



2ND LEVEL OFFICE WITH  
PRIVATE ENTRANCE

EAST BUILDING, BUILDING 1



YVR AIRPORT

VANCOUVER





## THE LOCATION

Ironwood Landing is situated in the heart of Riverside Industrial Park in South Richmond. Located minutes from the intersection of Steveston Highway and Highway 99, this highly convenient location offers efficient access to Richmond, Vancouver International Airport and the rest of Metro Vancouver via Highway 99 and Highway 91. To the south, the location also allows for the quick movement of goods to the U.S. border crossing and GCT Deltaport via Highway 99 and Highway 17. Convenient public transit routes along Horseshoe Way and Steveston Highway that link directly to downtown Richmond and the Canada Line SkyTrain. Clients and employees alike will also benefit from the nearby Ironwood Plaza and Coppersmith Corner Shopping Centre which features over 60 unique retail stores, restaurants, banks and other services.

### Nearby Amenities

- BC Liquor Stores
- Boston Pizza
- Browns Socialhouse
- Bulk Barn
- Burger King
- Canada Post
- Canadian Tire
- Cora
- Five Guys
- London Drugs
- McDonald's
- Nando's
- OPA! of Greece
- Quiznos
- Save-On-Foods
- Scotiabank
- Starbucks
- TD Canada Trust
- The Chopped Leaf
- The Keg
- Tim Hortons

### Transportation

-  **20 min.**  
bus ride from Richmond-Brighouse SkyTrain Station
-  **35 min.**  
drive from Downtown Vancouver

IRONWOOD LANDING

FRASER RIVER

US/CANADA BORDER  
GCT DELTAPORT

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