

FOR LEASE

12171 HORSESHOE WAY

RICHMOND, BRITISH COLUMBIA

CBRE

THE
INDUSTRIAL
SPECIALISTS



**FLEXIBLE WAREHOUSE OPTIONS OF 19,930 SF, 26,580 SF, OR 46,510 SF
IDEALLY LOCATED IN SOUTH RICHMOND**



Features

- Tilt-up concrete construction
- Fully air-conditioned office space
- Racking & furniture may be included or potentially for sale
- Corner lot exposure
- Efficient column spacing for optimized racking layout
- Ample parking to accommodate a variety of uses
- Located close to Highway 99

Building Size Options

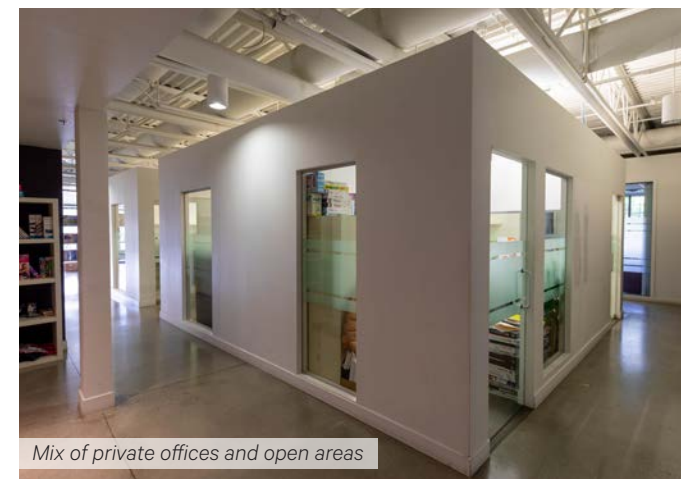
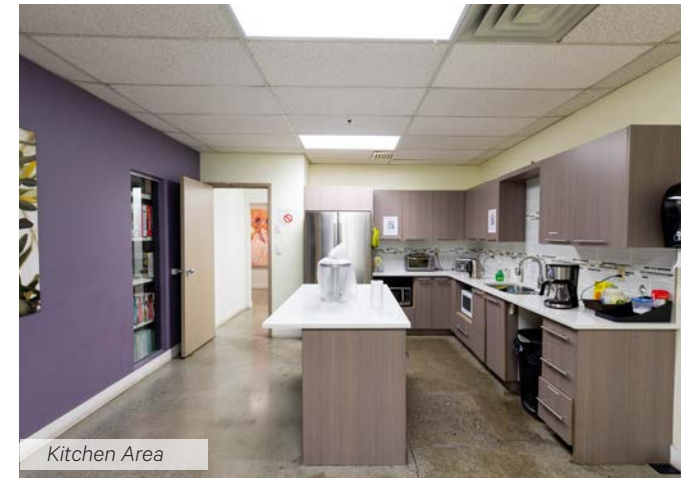
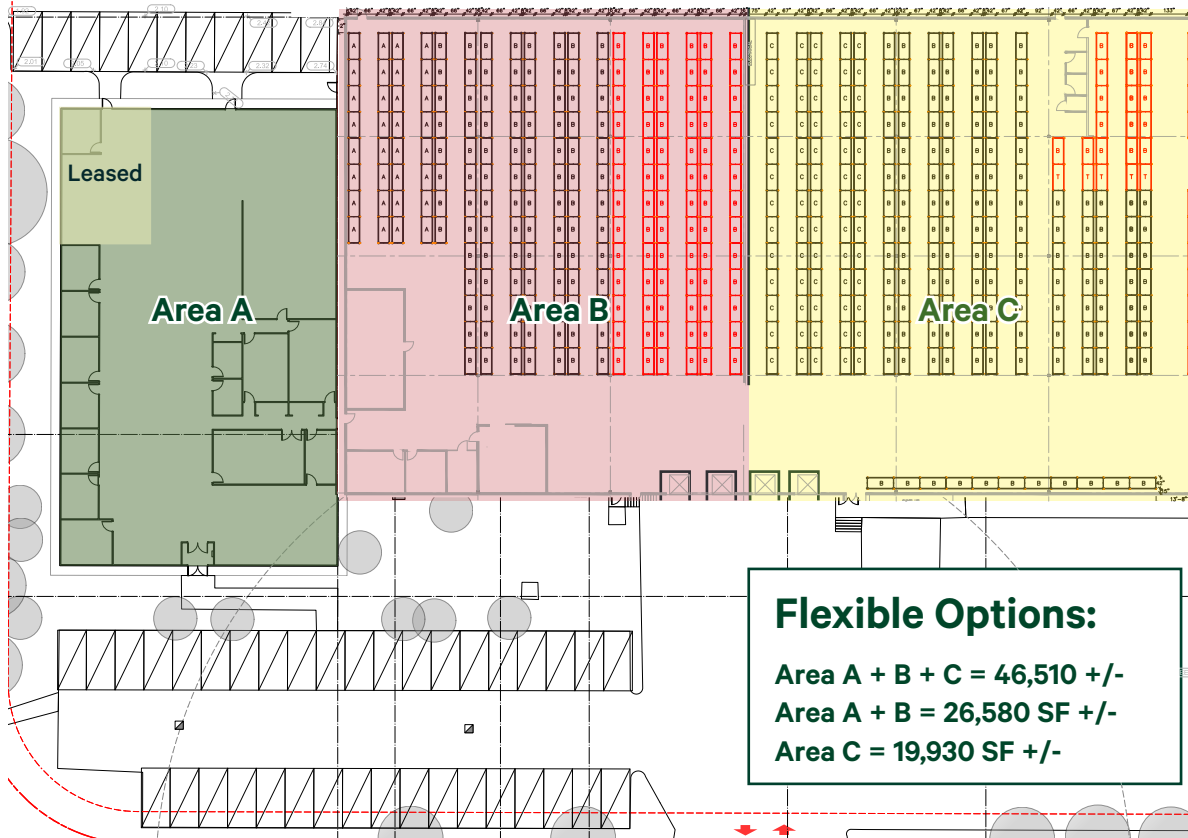
| | Option 1 | Option 2 | Option 3 |
|--------------------|------------------|------------------|------------------|
| OFFICE (AREA A) | 8,864 SF | 8,864 SF | - |
| WAREHOUSE (AREA B) | 17,716 SF | 17,716 SF | - |
| WAREHOUSE (AREA C) | 19,930 SF | - | 19,930 SF |
| TOTAL AREA* | 46,510 SF | 26,580 SF | 19,930 SF |

*All ground floor area. All measurements are approximate and need to be verified.

Property Details

| | |
|------------------------|--|
| PID | 001-528-548 |
| ZONING | IB1 - Industrial Business Park |
| LOADING DOORS | 4 Dock loading doors |
| CEILING HEIGHT | 22' clear |
| PARKING | 37 Exclusive Stalls + additional parking |
| YEAR BUILT | 1985 |
| LEASE RATE | \$18.95 PSF |
| OPERATING COSTS | \$6.02 PSF |
| AVAILABILITY | January 2027 |

Floor Plan





Location

Located within Riverside Industrial Park, the property benefits from strong connectivity, with direct access to Highway 99 and Highway 91 via Steveston Highway.

The surrounding area is well served by amenities, including Ironwood Mall - featuring London Drugs, Starbucks, and Canadian Tire, as well as a wide selection of restaurants, a SilverCity multiplex, and a nearby recreation centre.

15 min Richmond City Centre

20 min YVR International Airport

30 min GCT Delta Port

Connect with us for more information

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