

Industrial | For Sale/Lease

CBRE



61,573 SF Freestanding Warehouse with Extra Land

12380 Horseshoe Way

Richmond, BC

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Salient Details

LOCATION	Riverside Industrial Park in South Richmond at Highway 99 & Steveston Highway		
ADDRESS	12380 Horseshoe Way, Richmond		
LAND SIZE	3.75 Acres		
BUILDING SIZE	Office	(124.15' x 32')	3,973 SF
	Warehouse	(320' x 180')	57,600 SF
	Total		61,573 SF
SITE COVERAGE	37.7%		
ZONING	IB1 (Industrial Business Park)		
PROPERTY TAXES	\$239,765.19 (2025)		
TENANCY	Leased to Elk Valley Mining Ltd. (part of the Glencore Group of Companies) until February 28, 2027 with no further rights of renewal		
SALE PRICE	\$33,990,000 (\$552/SF)		
LEASE RATE	By Proposal		

Property Features

- + Tilt-up concrete construction
- + Built in 1984 and expanded in 1989
- + 20' clear warehouse ceiling height
- + 4 dock doors with levellers + 4 grade level loading doors
- + Fully sprinklered
- + 347/600 volt, 800 amp, 3 phase, 4 wire electrical service
- + 40' x 30' column spacing
- + Secure truck loading court
- + Full drive around capability



Front Office



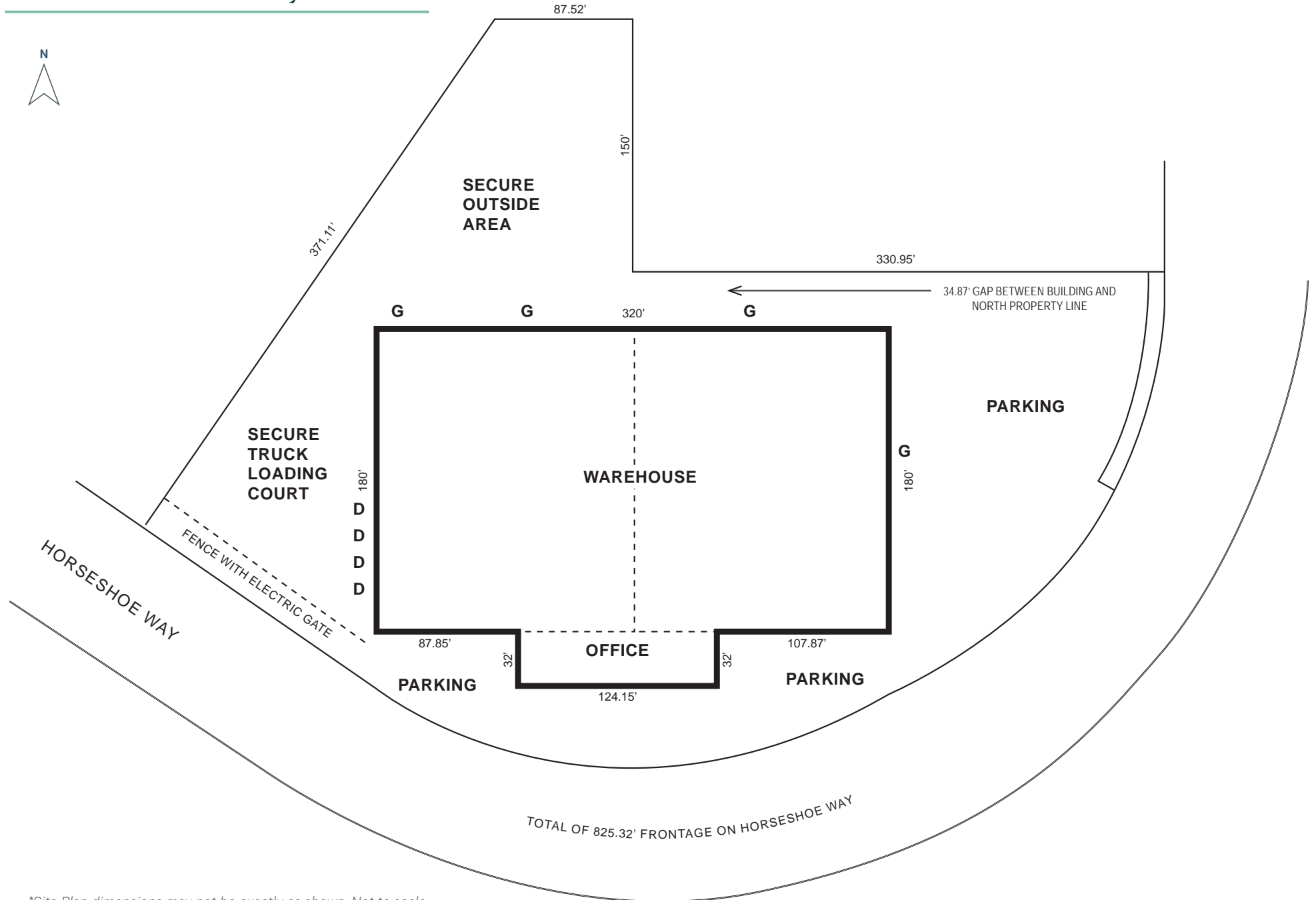
Loading Court



Extra Land

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12380 Horseshoe Way Site Plan



*Site Plan dimensions may not be exactly as shown. Not to scale.

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Contact Us

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