



Each office independently owned and operated

RANDAL KUNG - RE/MAX COMMERCIAL

290-3631 No. 3 Road

remaxcrest.ca

Richmond, BC V6X 2B9

FOR SALE

INDUSTRIAL PROPERTY

# RIVERSIDE INDUSTRIAL PARK

11871 HORSESHOE WAY | RICHMOND, BC V7A 5H5



PRESENTED BY:

**RANDAL KUNG**

Commercial Real Estate Investment

Advisor

+1(604)245.1278

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## VIDEO

### PROPERTY HIGHLIGHTS

- Total Area: 4,237 SF (strata warehouse)
- Zoning: IB1 - Industrial Business Park (light industrial, distribution, and service uses)
- Clear Ceiling Height: Approx. 18-20 feet
- Loading: 1 grade-level loading door with extended driveway and 42' truck turning radius
- Power Supply: 3-phase electrical service suitable for light manufacturing or production use
- Floor Load Capacity: Engineered concrete slab for heavy equipment and pallet storage
- Office Build-Out: Finished front office/reception and mezzanine workspace
- Construction: Concrete tilt-up with insulated roof and skylights for natural light

### PROPERTY DESCRIPTION

4,237 SF strata warehouse in Richmond's Riverside Industrial Park. Functional space with dock loading, ample parking, and flexible layout for a wide range of industrial and service uses. Conveniently located near Hwy 99, Ironwood Plaza, YVR, and the U.S. border. Strong long-term investment in a high-demand industrial market.

### OFFERING SUMMARY

Sale Price:	\$1,950,000.00
Building Size:	4,237 SF



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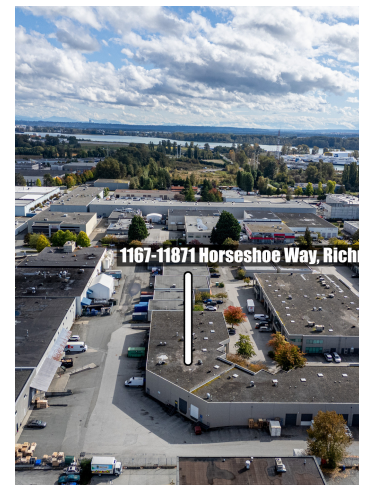
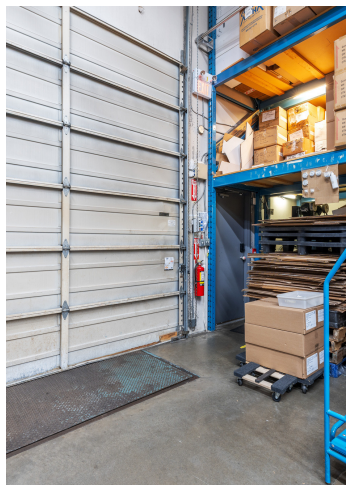
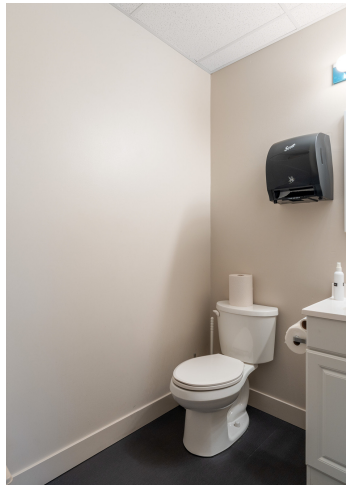
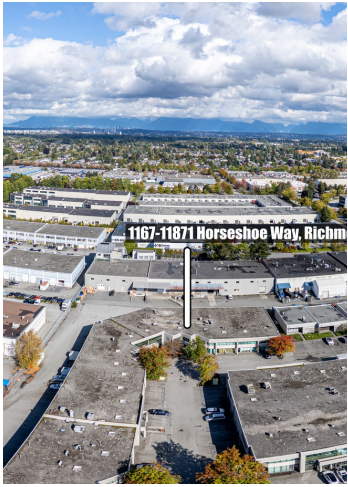
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ADDITIONAL PHOTOS

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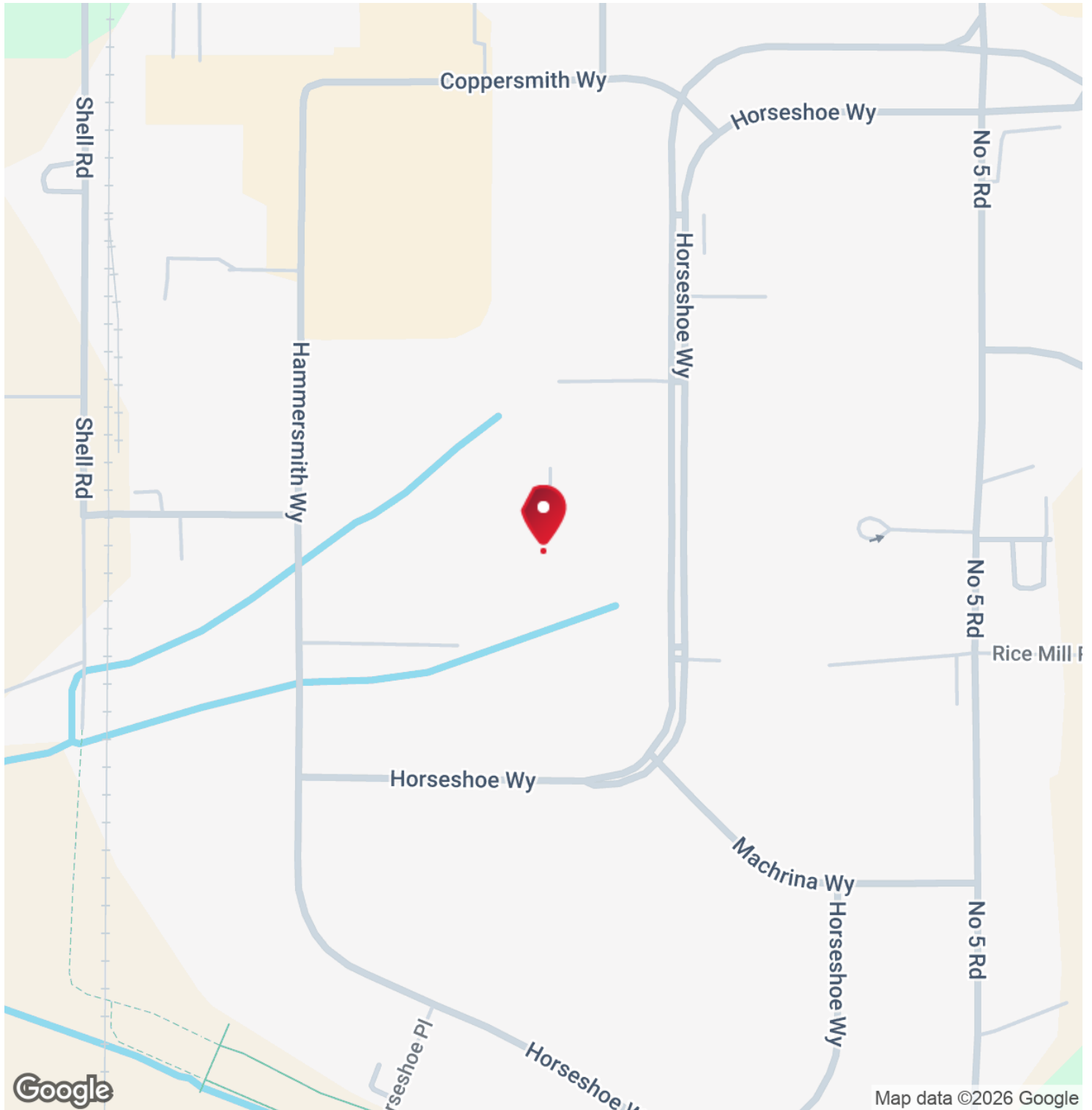
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LOCATION MAP

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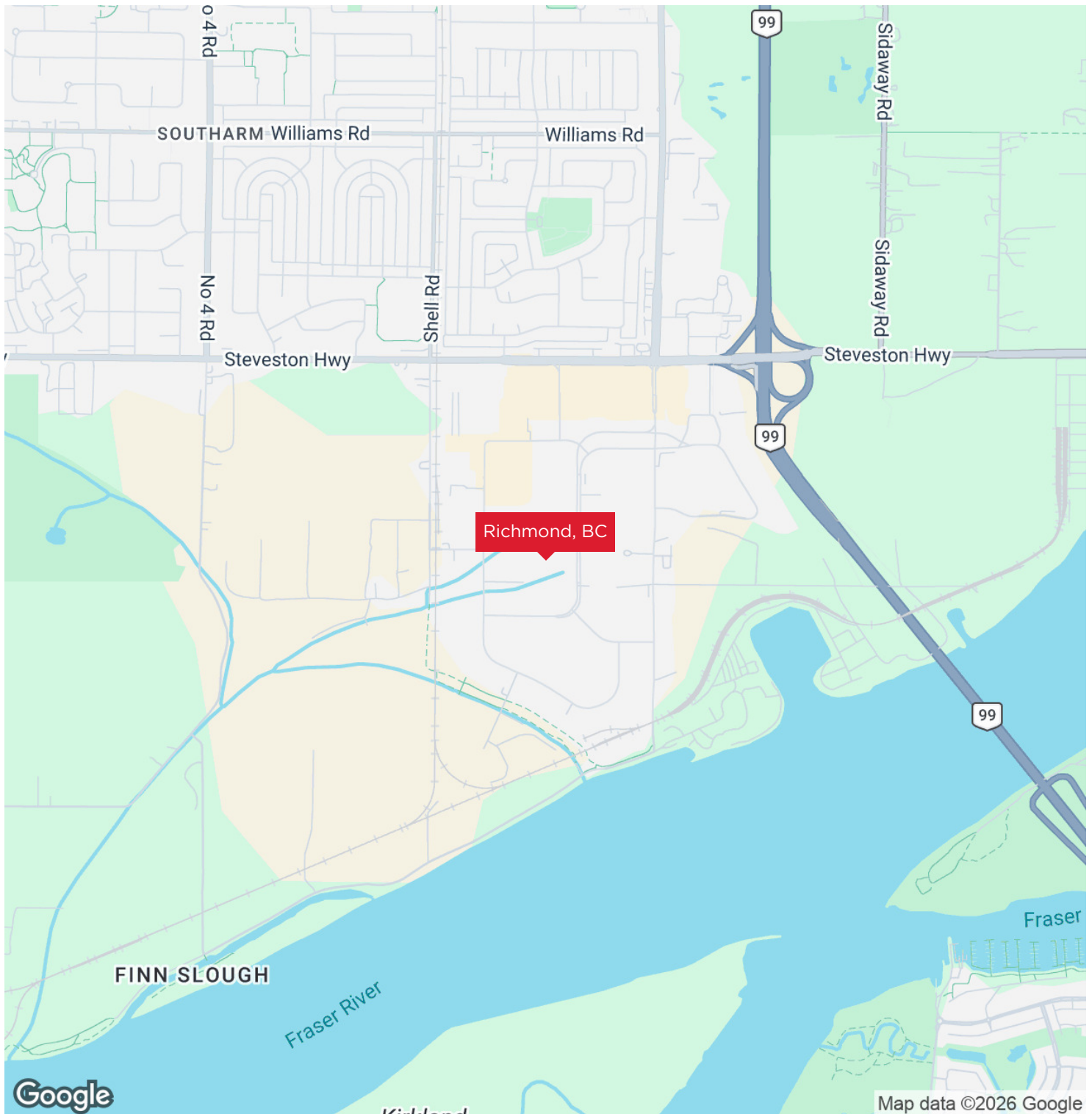
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REGIONAL MAP

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