

12280 HORSESHOE WAY, RICHMOND
FREESTANDING BUILDING WITH 24' WAREHOUSE CEILINGS

**FOR
LEASE**



WILLIAM | WRIGHT

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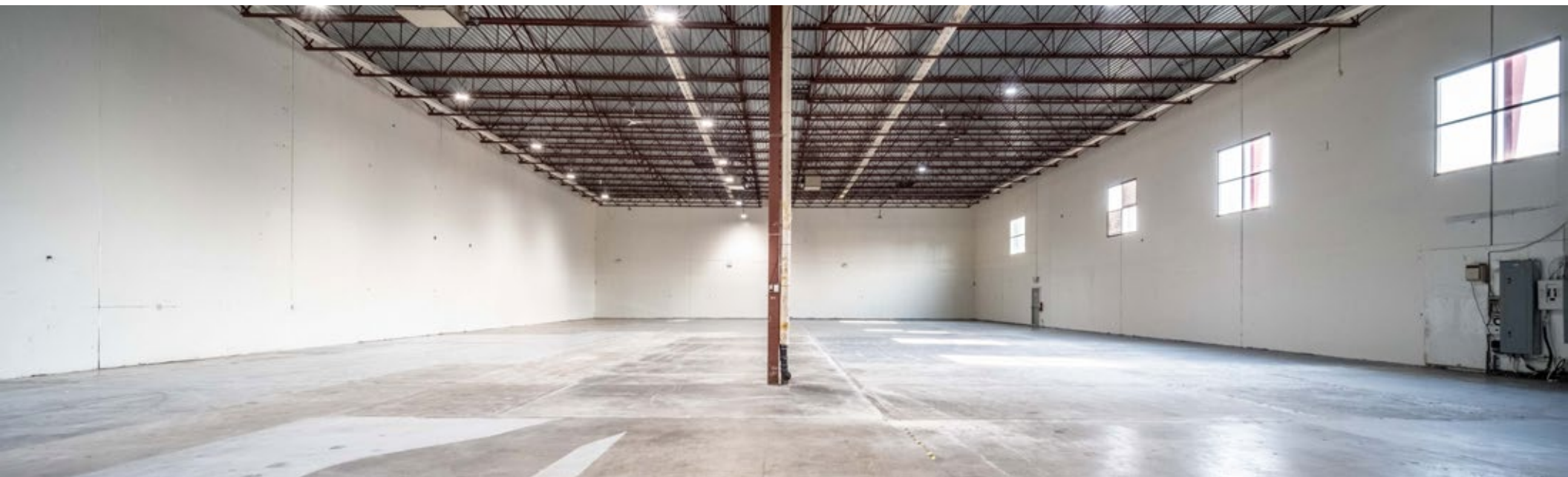
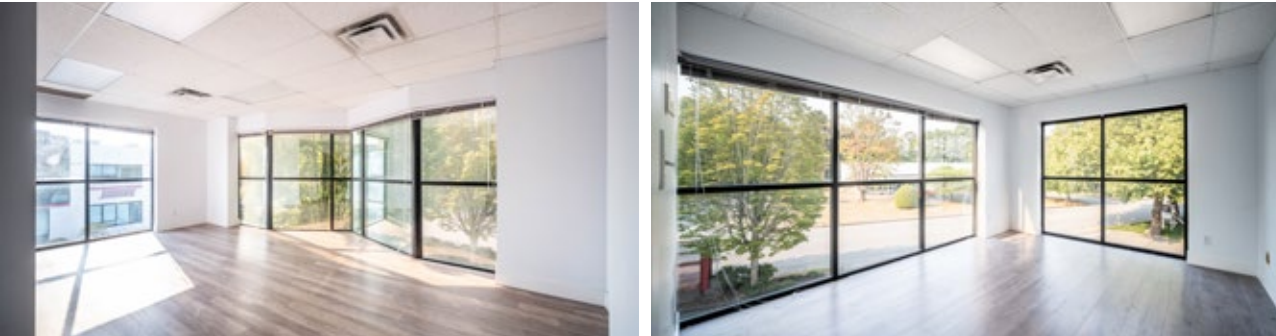
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For Lease 12280 Horseshoe Way, Richmond

± 17,587 SF freestanding industrial facility available for lease in Riverside Industrial Park, a high-quality, professionally managed business park in South Richmond. The building offers a functional warehouse with 24' ceiling height, a ground-floor showroom, and air-conditioned second-floor office, complemented by two dock-level loading doors with levellers and one grade-level door. Efficient column spacing and 27 on-site parking stalls round out a versatile, image-forward facility well suited for manufacturing, distribution, service, or office users. Owned and managed by Porte Communities, with excellent access to Highway 99 and the amenities of Ironwood Shopping Centre, Coppersmith Corner, and Riverport.





ABOUT PORTE

porte
commercial

The property is professionally owned and managed by Porte Communities, a trusted real estate company with over 50 years of experience developing, owning and managing properties in Metro Vancouver, Victoria and Calgary. Porte is recognized for its long standing commitment to building strong communities, delivering high quality developments and managing well maintained properties.

Property Highlights



Freestanding building with 24' warehouse ceilings



Two (2) dock-level loading doors with levellers and one (1) grade-level door



27 on-site parking stalls



Air-conditioned second-floor offices and ground-floor showroom

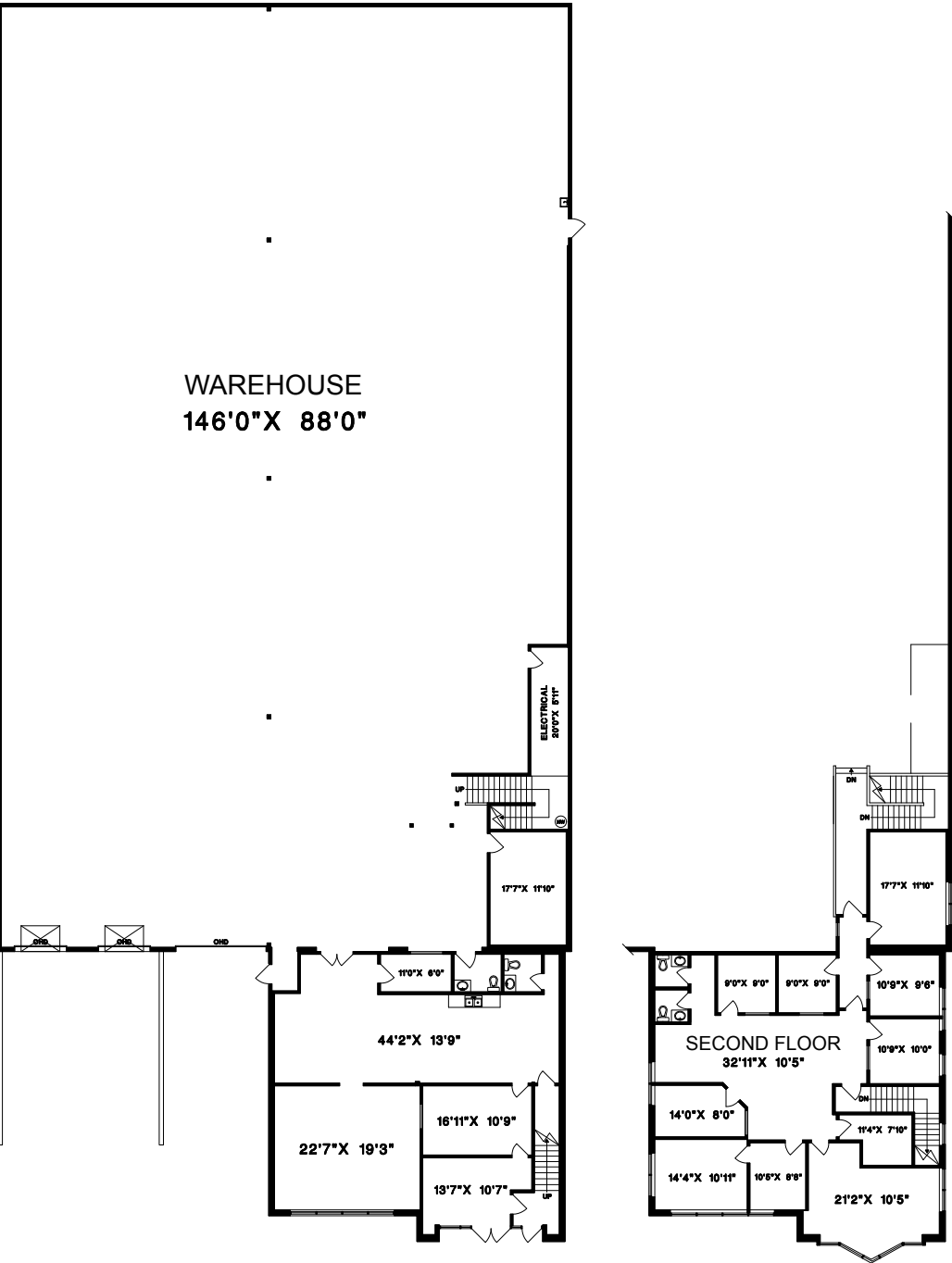


Professionally owned and managed by Porte Communities



Easy access to Highway 99 and 91

Floorplans



Salient Facts

SIZE BREAKDOWN

Warehouse: ± 13,113 SF
Main Floor Office: ± 1,963 SF
Upper Floor Office: ± 2,279 SF
Mezzanine: ± 232 SF
Total: ± 17,587 SF

PARKING

27 on-site stalls

ZONING

IB1

BASIC RENT

\$18.00/SF

ADDITIONAL RENT

\$8.23/SF + 5% management fee

Disclaimer: Floorplan is not to scale. Measurements are approximate and shall be verified by the Tenant if deemed important.

Surrounding Amenities

IRONWOOD PLAZA

- SAVE-ON-FOODS
- LONDON DRUGS
- MCDONALD'S
- STARBUCKS
- THE KEG
- FIVE GUYS
- BOSTON PIZZA
- POPEYES
- D SPOT DESSERT CAFE
- CRUMBL COOKIES
- SCOTIABANK
- RICHMOND PUBLIC LIBRARY

COPPERSMITH CORNER SHOPPING CENTRE

- CANADIAN TIRE
- CORA BREAKFAST AND LUNCH
- TIM HORTONS
- MARK'S
- BULK BARN

RIVERPORT SPORTS & ENTERTAINMENT COMPLEX

- WATERMANIA
- RICHMOND ICE CENTRE
- SPLITSVILLE BOWL RIVERPORT
- SILVERCITY RIVERPORT CINEMAS

Richmond Demographics*



Richmond Population
209,937



Population Growth
5.5%



Avg. Household Income
\$104,000



Employment Rate
59%

Demographics from 2021 Census



South Richmond

The subject property is located in Riverside Industrial Park, one of South Richmond's most established industrial hubs, situated south of Steveston Highway between No. 5 Road and Shell Road. The location provides efficient connectivity via Highways 99 and 91, with close proximity to Vancouver International Airport (YVR), the US border, and abundant amenities at Ironwood Shopping Centre, Coppersmith Corner, and the Riverport Sports & Entertainment Complex. The park is home to high-profile corporations including London Drugs, Makita Power Tools, Herbaland Naturals, BC Ferries, VTech Canada, Ideon Packaging, TFI Foods, and Dan D Foods.



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