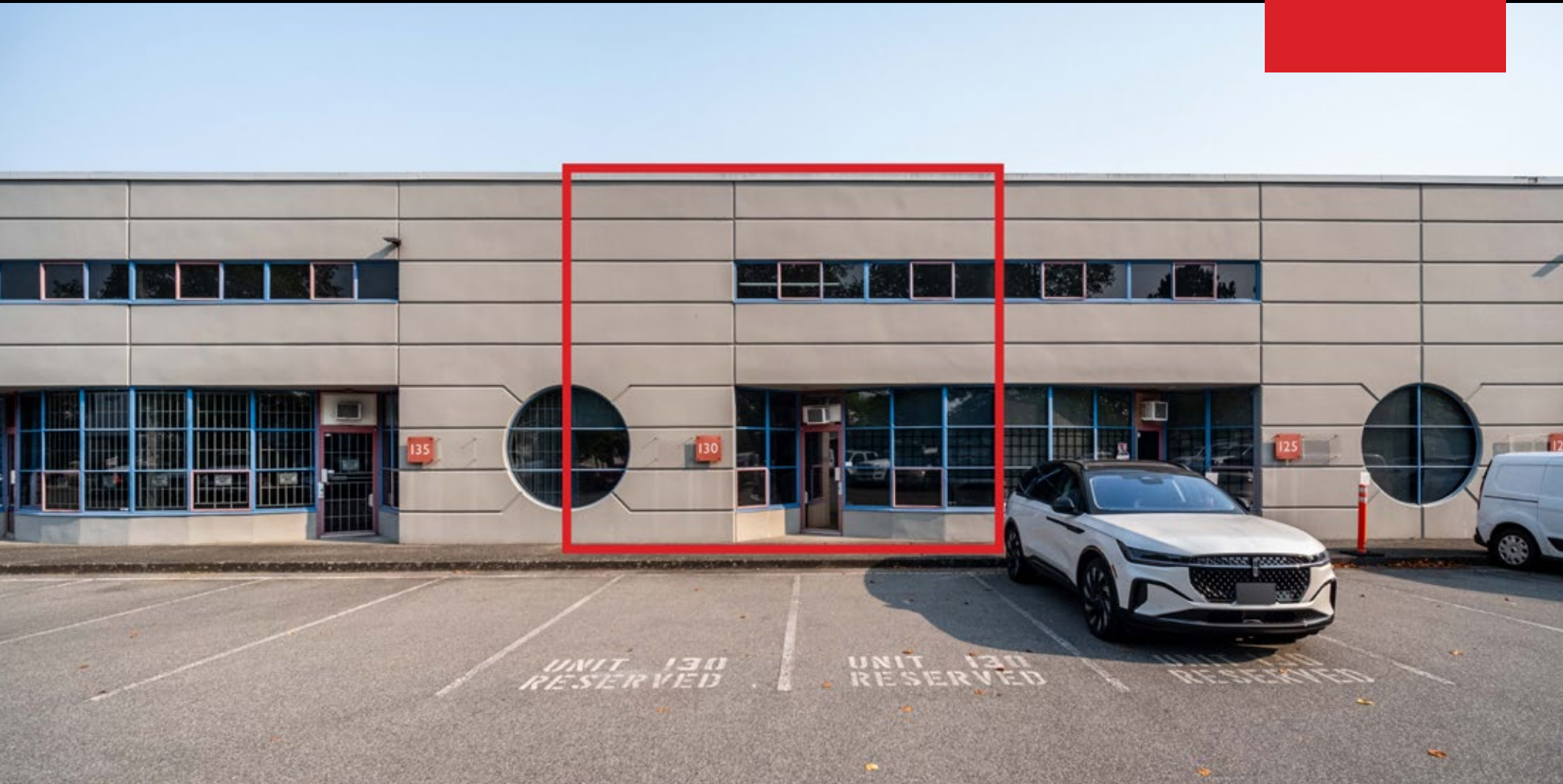


130 - 12051 HORSESHOE WAY, RICHMOND

± 1,820 SF INDUSTRIAL UNIT AT RIVERSIDE INDUSTRIAL PARK

**FOR
LEASE**



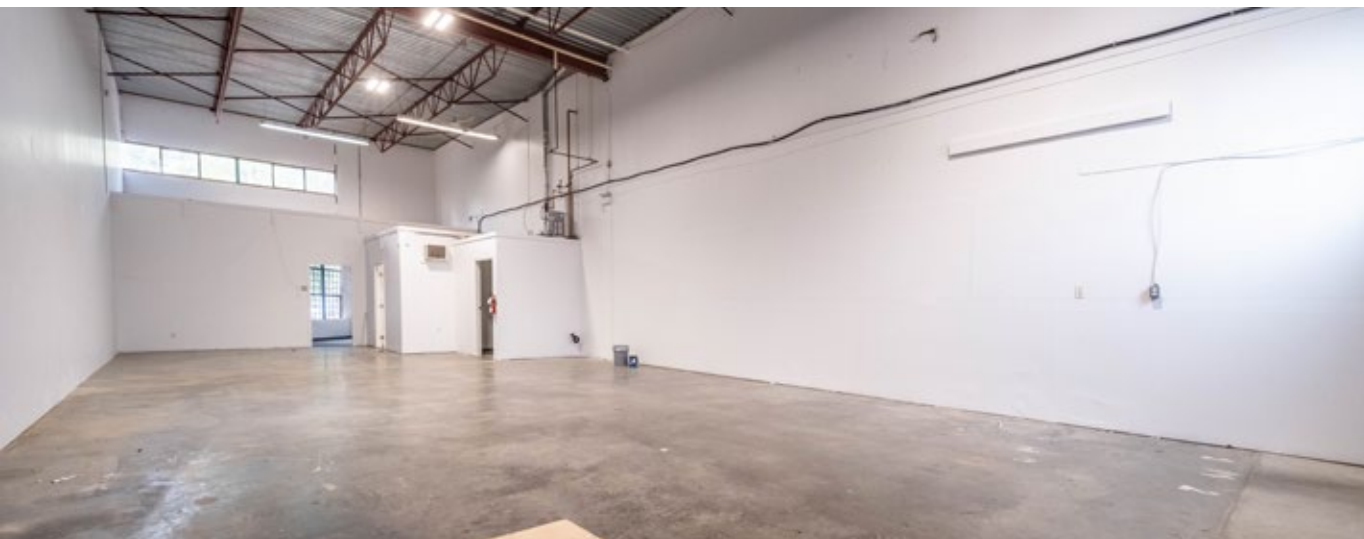
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Unit 130 12051 Horseshoe Way, Richmond

± 1,820 SF industrial unit available for lease in Riverside Industrial Park, one of South Richmond's most established business parks. The unit offers efficient warehouse space with approximately 22' clear ceiling height, one grade-level loading door, 3-phase power, and gas-fired unit heating. Housed in a quality tilt-up concrete building professionally owned and managed by Porte Communities, the space is well-suited for light manufacturing, distribution, or service users seeking a functional layout with a strong corporate image and excellent access to Highway 99 and Highway 91.

ABOUT PORTE



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.

Salient Facts

SIZE

± 1,820 SF

ZONING

IB1

BASIC RENT

\$21.00/SF

ADDITIONAL RENT

\$7.12/SF + 5% management fee

Property Highlights



One (1) rear grade-level loading door



22' clear ceiling height



3 phase 208V/100A power



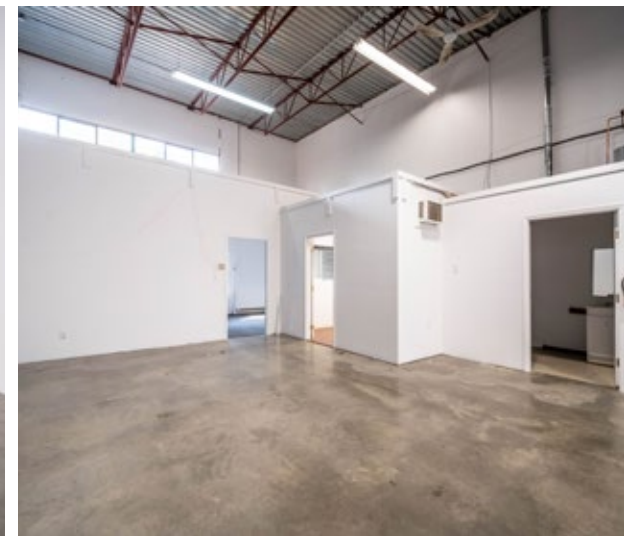
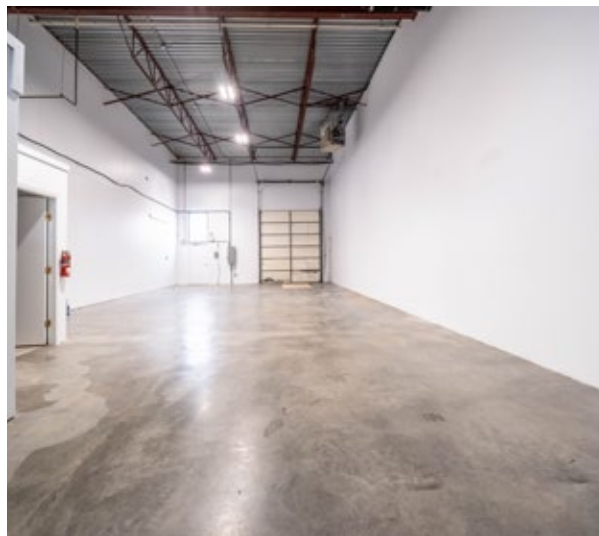
Quality tilt-up concrete construction



Professionally owned and managed by
Porte Communities



Easy access to Highway 99 and 91



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, allowing convenient access throughout Metro Vancouver, and offers 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. Riverside is home to high-profile corporations including London Drugs, Makita Power Tools, Ideon Packaging, TFI Foods, and Dan D Foods, making it well-suited for light manufacturing, distribution, and service operations.