

FOR SALE OR LEASE - IRONWOOD LANDING

**12122 HORSESHOE WAY
UNIT 155 & UNIT 160
RICHMOND, BC**

**TWO BRAND NEW SMALL
BAY INDUSTRIAL UNITS**



FOR MORE INFORMATION, PLEASE CONTACT:

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UNIT 155, 12122 HORSESHOE WAY | RICHMOND, BC

PROPERTY DESCRIPTION

Brand new, small bay warehouse space located in Ironwood Landing Business Park in South Richmond.

ZONING	IB-1 (Industrial Business Park)	PARKING	3 Stalls
GROUND FLOOR	1,692 SF	LEASE RATE	Contact Listing Agent
MEZZANINE	863 SF	ADDITIONAL RENT	Contact Listing Agent
TOTAL	2,555 SF	ASKING PRICE	Contact Listing Agent

BUILDING FEATURES



Concrete tilt-up construction



Separate entrance to 2nd level office



Front loading grade door



Enclosed offices with roughed-in HVAC



23' warehouse ceiling clear height



Ample glazing allowing for plenty of natural light



200 amp, 120/208 volt 3-phase electrical service



One (1) handicapped accessible washroom on main level



300 lbs PSF floor load capacity with sealed concrete on main level



One (1) roughed-in washroom on 2nd level



Comslab structural steel on 2nd level with smoothed troweled concrete finish



Concrete stairway



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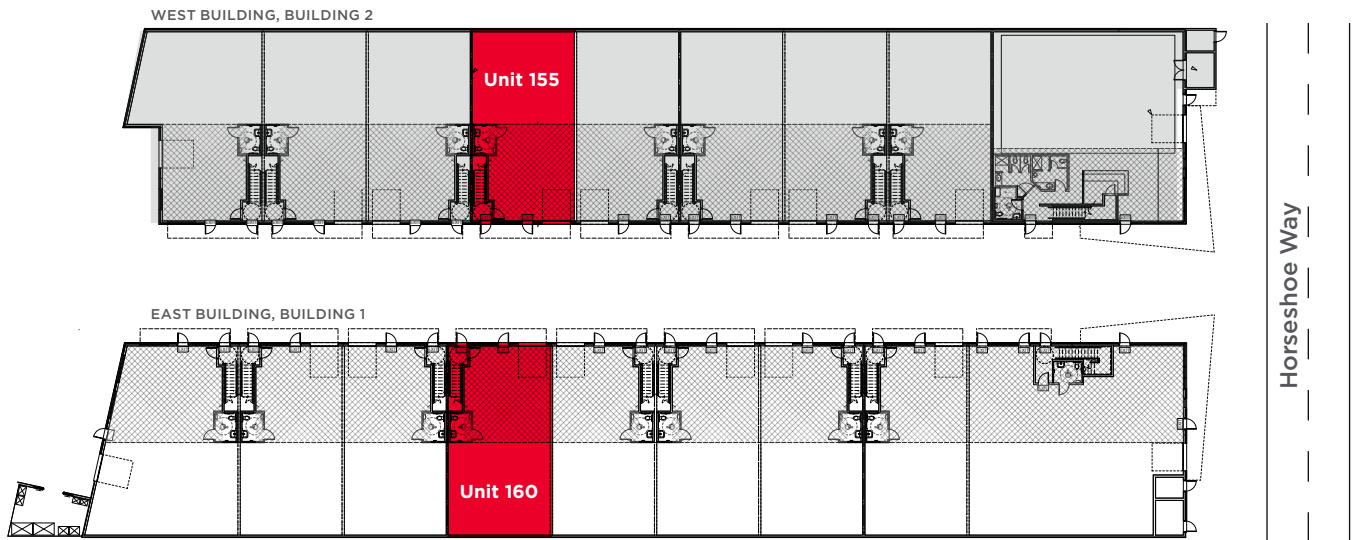


Concrete stairway



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FLOOR PLAN



LOCATION

South Richmond is an ideal location for industrial tenants due to its strategic position near major transportation routes and its proximity to the Port of Vancouver. With easy access to Highway 99 and Highway 17, businesses can efficiently transport goods to and from the port, as well as other key markets in the Lower Mainland and beyond. The area also benefits from a skilled workforce and a supportive business environment, making it an attractive choice for industrial businesses looking to establish or expand their operations.



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