

FOR LEASE | INDUSTRIAL

KNIGHTSBRIDGE BUSINESS PARK

13200 DELF PLACE
RICHMOND, BC

Discover Your Next Industrial Space
Found In The Heart of Richmond

LENIA CALICO

Senior Leasing Manager

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wpm WARRINGTON PCI
MANAGEMENT

FOR LEASE

13200 DELF PLACE

Knightsbridge Business Park is a prominently located "A" Class business park situated on 14.66 acres in Richmond, B.C. The Site is comprised of seven single-storey, tilt up concrete, flex industrial buildings ideally situated on the west side of Knight Street between Cambie Street and Westminster Highway within Richmond's thriving Crestwood Industrial District.

BUILDING FEATURES

-  Tilt-up concrete construction building (new roof)
-  108 parking stalls for office tenants and visitors
-  Mixed-use zoning for a variety of business types (IB1 Zoning)
-  Nearby Restaurants: Tim Hortons, Boy With a Knife Grill and Red Garden Cafe
-  EV charging stations and bike racks on site
-  High Ceiling Heights



AVAILABLE SPACE

UNIT	AREA	AVAILABILITY
130	6,841 SF	Available Immediately
601*	13,110 SF	November 1, 2026

LEASING RATES

BASIC RENT

Contact Listing Agent

OPERATING COST & TAXES (2026)

\$10.67 / SF*

* plus 4% management fee

*Can be combined with Unit #610 for a total area of 24,950 SF.

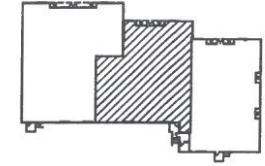


Knightsbridge Business Park

13200
Knightsbridge Business Park

100 Lucid Vision Labs Inc.
130 Nissan Canada

13140 Symcor	13155 220 Corvus Energy 250 Shearwater Research	13200 100 Lucid Vision Labs Inc. 130 Nissan Canada	13211 601 Wing Wing Garments Ltd.
13231 501	13251 406 Biolytical Laboratories Inc.	13260 100 Kanata Blanket Company 100 Superior Decorating 150 Kemetco Research Inc.	



FOR LEASE

13200 DELF PLACE

Unit 130

Available Immediately

6,841 SF

#130 - 13200 DELF PLACE

FLOOR AREA (APPROX.):

OFFICE / TECH ROOM / FACILITIES: 4,739 SF

*WAREHOUSE: 2,102 SF

TOTAL: 6,841 SF

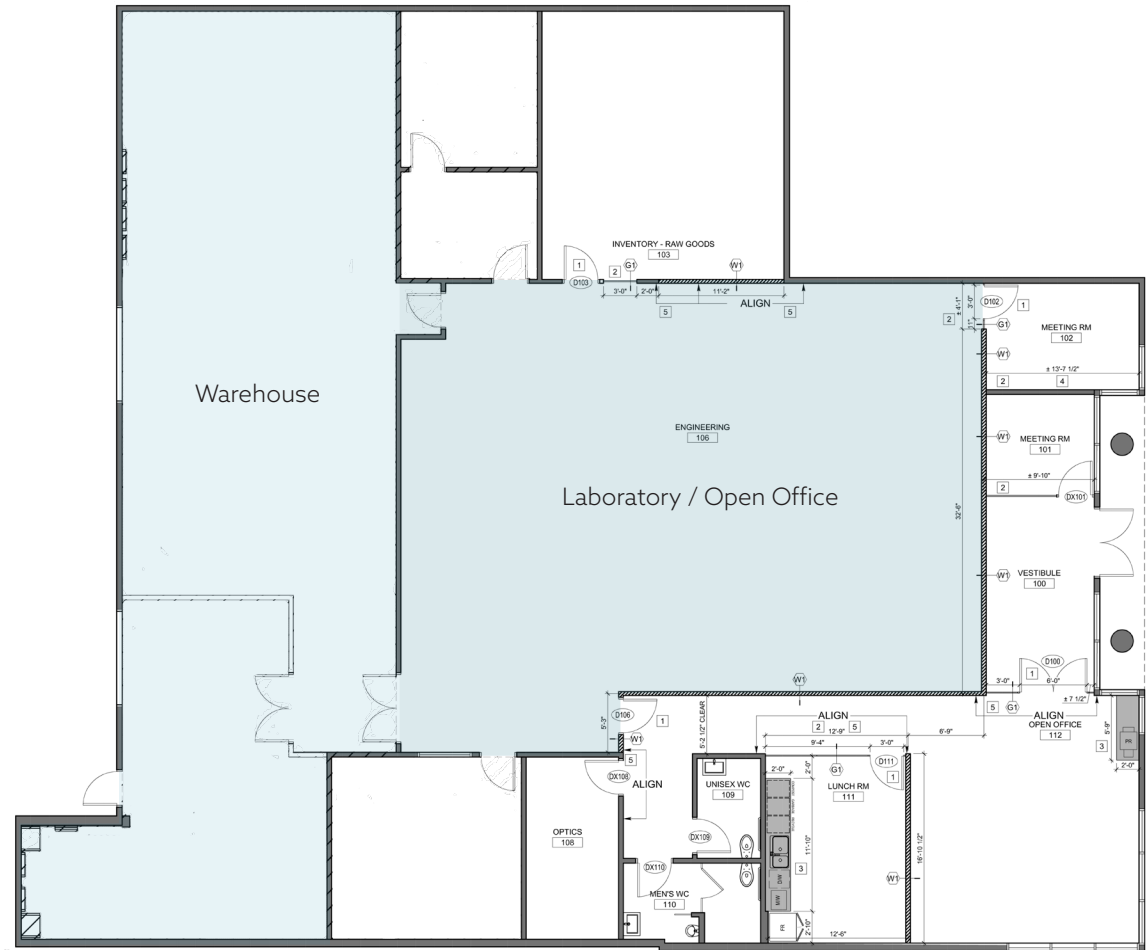
Warehouse Ceiling Height: 22' Clear

Electric Panel: 400 amps

- Panel A: 225 amps/3 Phase
- Panel B: 225 amps/3 Phase

Built-out as office and lab with multiple offices, meeting rooms, kitchen, open lab area and warehouse. Two dock doors available.

*Warehouse can be expanded



FOR LEASE

13211 DELF PLACE

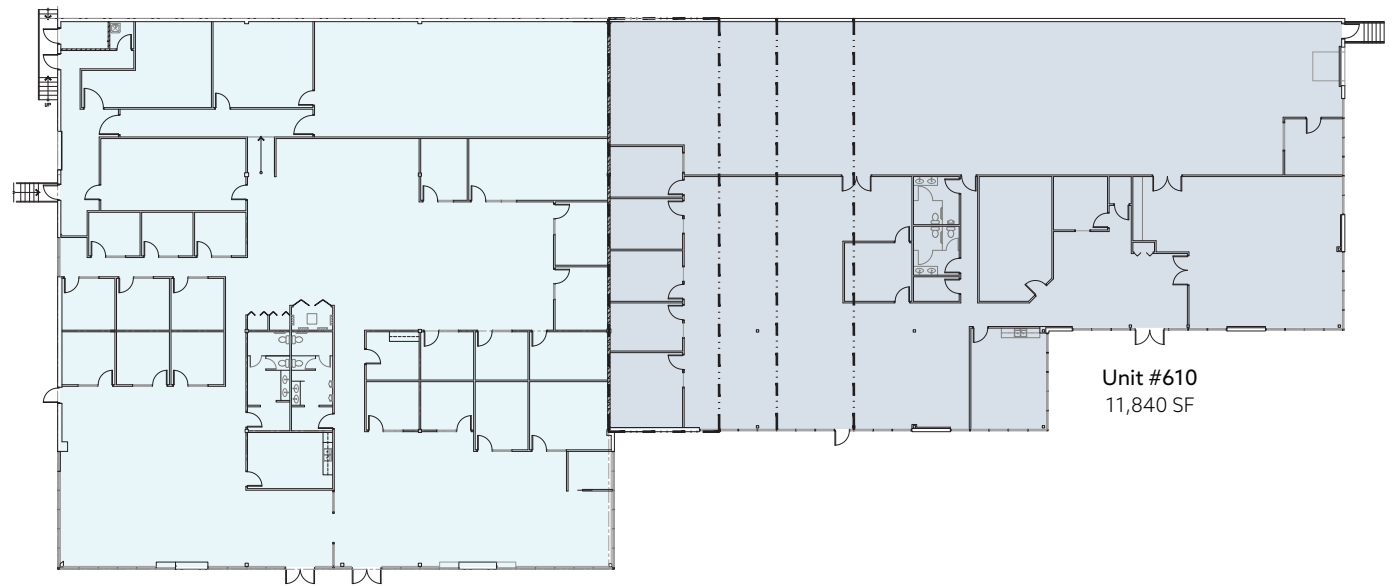
Unit 601

Available November 1, 2026

13,110 SF

Flex office/warehouse space
with 1 dock door.

*Can be combined with Unit #610
for a total area of 24,950 SF.



Unit #601
13,110 SF

Unit #610
11,840 SF



FOR LEASE

13200 DELF PLACE

Knightsbridge Business Park is in the heart of Richmond's East Cambie neighborhood, offering a strategic and accessible location for businesses seeking modern industrial and office space. With proximity to major transportation routes and transit hubs—including Bridgeport, Aberdeen, and Lansdowne Stations within a 3-mile radius—it's a well-connected hub for commerce and collaboration.

ACCESSIBILITY SCORE


WALK SCORE
50

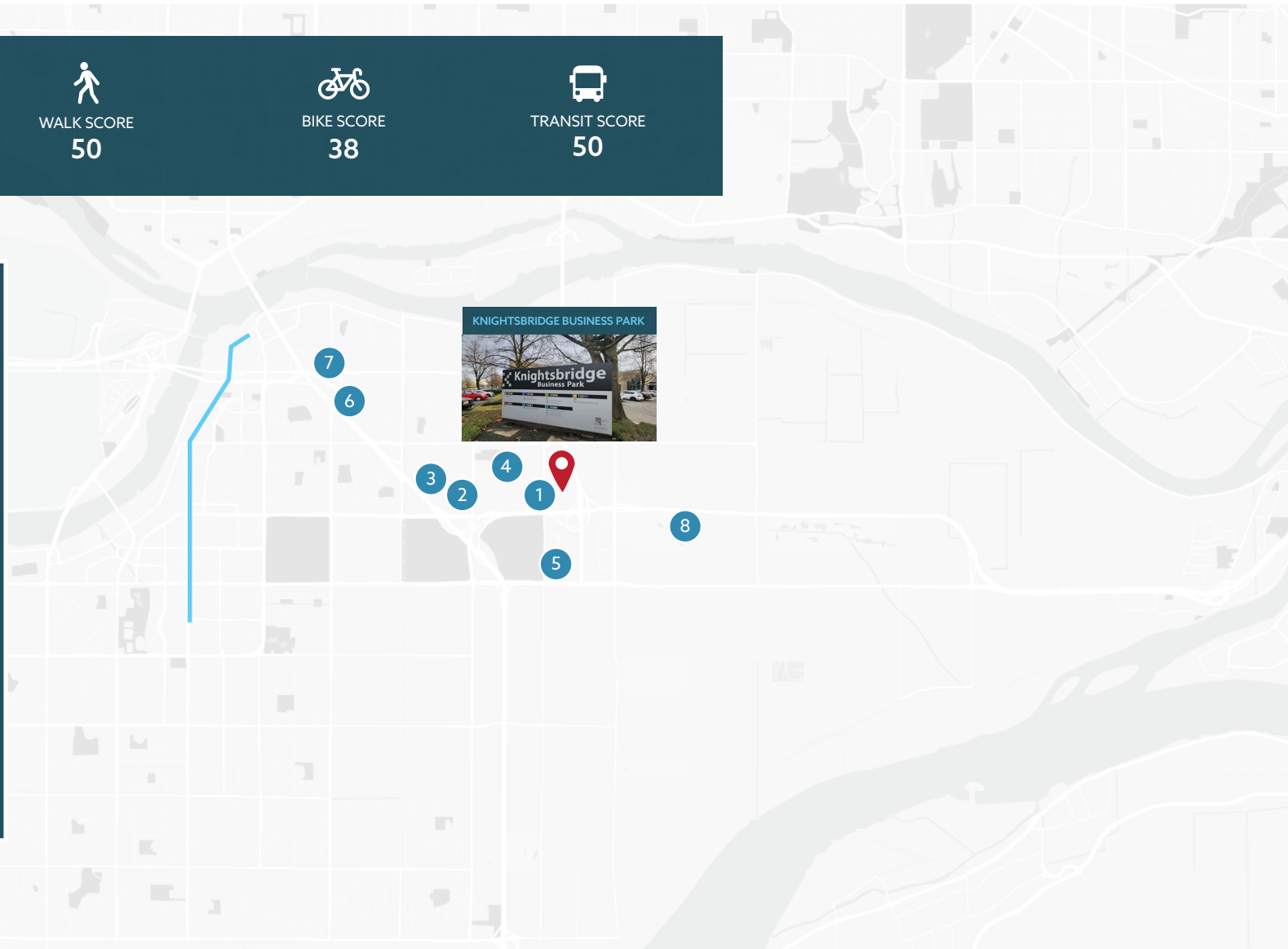

BIKE SCORE
38


TRANSIT SCORE
50

LEGEND

1. Tim Hortons
2. L.A. Chicken
3. Continental Seafood Restaurant
4. Cambie Community Centre
5. OpenRoad Richmond
6. Sandman Hotel & Resort
7. Moxies Restaurant
8. Mayfair Lakes Golf Club

 Canada Line





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CONTACT

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