

Industrial | For Sale/Lease

CBRE

12380 HORSESHOE WAY

Richmond, BC

61,573 SF Building in 3.75 Acres of Land

— **New Opportunity!** Landlord prepared to demise the building and lease out the east or west half separately (**each half approx. 30,786 SF**)

EAST HALF



WEST HALF



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Salient Details

LOCATION	Riverside Industrial Park in South Richmond at Highway 99 & Steveston Highway		
ADDRESS	12380 Horseshoe Way, Richmond		
LAND SIZE	3.75 Acres (825.32' frontage on Horseshoe Way)		
BUILDING SIZE	Office	124.15' x 32'	3,973 SF
	Warehouse	320' x 180'	57,600 SF
	Total		61,573 SF
SITE COVERAGE	37.7%		
ZONING	IB1 (Industrial Business Park)		
PROPERTY TAXES	\$232,300.43 (2026)		
TENANCY	Leased to Elk Valley Mining Ltd. (part of the Glencore Group of Companies) until February 28, 2027 with no further rights of renewal		
SALE PRICE	\$33,990,000 \$29,999,000		
LEASE RATE	\$18.00 per sf + \$4.00 per sf on extra land		

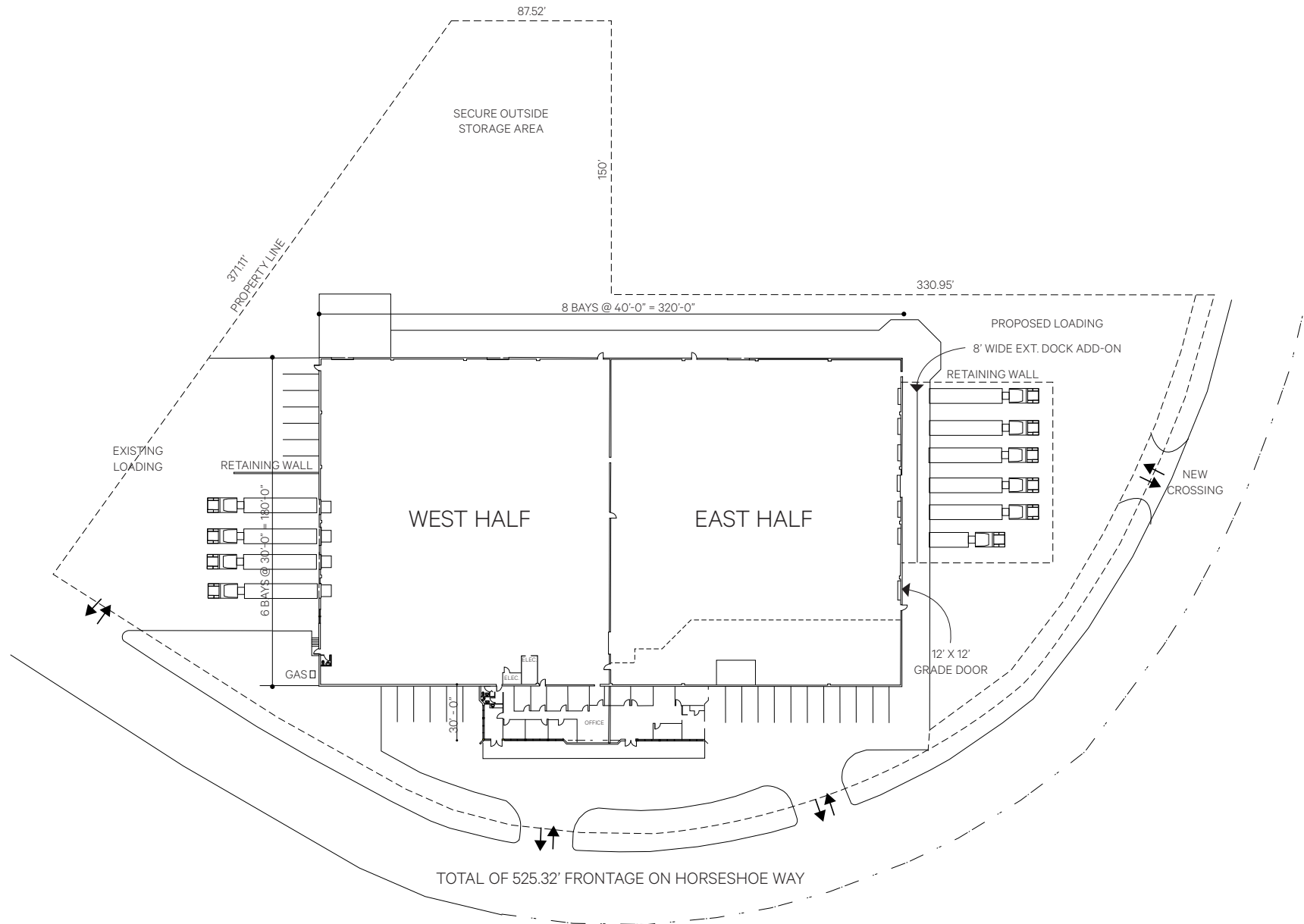
Property Features

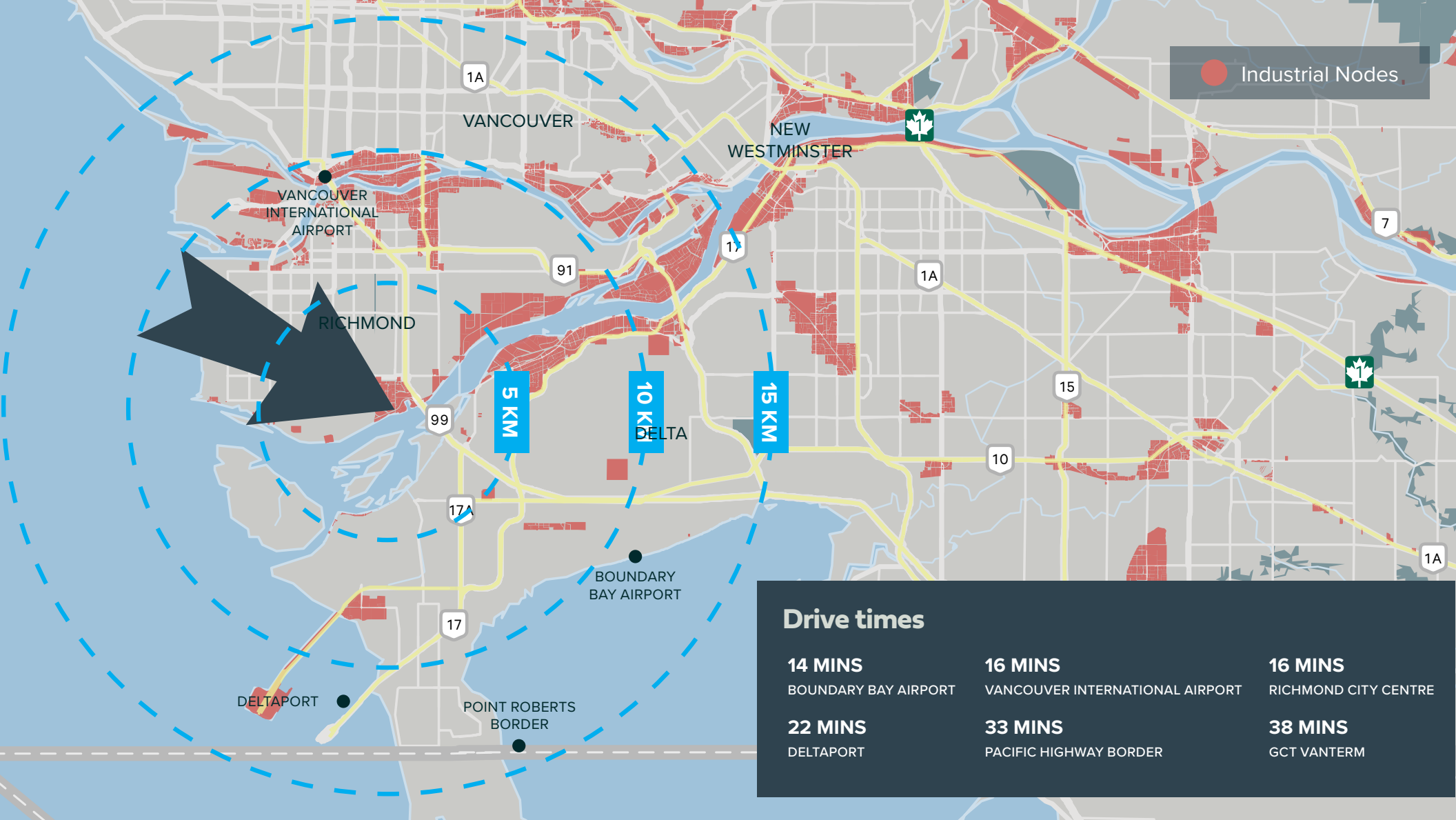
- + Tilt-up concrete construction
- + Built in 1984 and expanded in 1989
- + 20' clear warehouse ceiling height
- + 4 dock doors with levellers + 4 grade level loading doors
- + Partially sprinklered
- + 347/600 volt, 800 amp, 3 phase, 4 wire electrical service
- + 40' x 30' column spacing
- + Secure truck loading court
- + Full drive around capability



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12380 Horseshoe Way Site Plan





Contact Us

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