

Active**135 12128 HORSESHOE WAY****For Lease****C8078050****Gilmore****Industrial**List Date: **4/20/2026** Exp Date: **7/19/2026****Richmond****Industrial**

Seller Accept Date:

V7A 0B5

Subj Removal Date:

DOM: **8**

Completion Date:

Org: **V**

Leased Date:

Leased Price:

Zoning: **NA**

Gross Prop

\$11,914.60Tax Yr: **2025**

Sale

LeaseP.I.D.#: **800-185-749** Building/Complex Name:

Position your business for success in this high-profile facility located in Richmond's premier industrial corridor. Featuring IB1 (Industrial Business Park) zoning, this space is perfect for logistics, distribution, or light manufacturing.\ Property Features: Warehouse: 23' clear ceiling height and front-loading grade door. Office: Modern, enclosed 2nd-level office with a private entrance, roughed-in plumbing, and HVAC. Natural Light: Abundant glazing for a bright, productive work environment. Flexibility: Office-only lease option available for immediate occupancy. Unbeatable Logistics: Strategically located for efficient operations with proximity to the Port of Vancouver. Enjoy rapid access to Highway 99 and Highway 17, ensuring seamless connectivity to the Lower Mainland, YVR, and the US border.\ Whether you need a full industrial headquarters or a professional office, this site provides the connectivity and infrastructure to scale your business

MEASUREMENTS:

Space Avail. for Lse: **2,555** W/hse/Indust. Sq Ft: **1,692**
 Subj. Space Width Office Area Sq Ft:
 Subj. Space Depth: Retail Area Sq Ft:
 Land Size Sq.Ft. **0.00** Mezzanine Sq Ft: **863**
 Land Size Acres: **0.00** Other Area Sq Ft:
 Acres Freehold: Main Resid. Sq Ft:
 Acres Leasehold: Min. Divisible **2,555**
 Subj Prop Width ft.: Max. Contig. Space:
 Subj Prop Depth ft.: Class of Space:

LEASE DETAILS:

Lease Type: **Net**
 Lease Expiry Date:
 Lse Term/Months:
 Is a Sub-lease?: **No**
 Strata Fees/Month: **\$526.68**
 Seller's Int.: **Registered Owner**
 Int. In Land: **Strata**
 First
 Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$20.00**
 Est. Additional Rent / SF: **\$8.20**
 Basic Rent per Month:
 Est. Add. Rent per
 Basic Rent per Annum:
 Gross Rent per Annum/SF:
 Gross Rent per Month:
 Gross Rent per Annum:

GENERAL BUILDING AND PROPERTY DETAILS:

of Buildings: Construction: **Tilt-Up**
 # of Storeys: Roof: Power Type: **Three Phase**
 # of Elevators: HVAC:
 # Parking Spaces: Building Type: **Warehouse**
 # of Docks Amenities:
 # of Grade Doors: **1**
 # of Loading Doors: Site Services:
 Clear Ceiling Ht (ft): **23.00**
 Year Built: **2024** Restrictions:
 Environmental Assess: **No** Comments:
 Potential to Redevelop? Comments:

LEGAL STRATA LOT 15, BLOCK 3N, PLAN EPS9942, SECTION 12, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

REALTOR Measurements referenced from the Strata Plan, Tenant to verify if deemed important.
REMARKS:

DESIGNATED AGENT(S):

1 Kelly Shih - CONTC: 604-306-9596
 Interlink Realty - OFC: 604-271-3888
 kelshih@gmail.com

2**3**Commission: **ONE MONTH OF AVERAGE BASE RENT**Seller/Landlord: **CONTACT LR**Sell Firms: **1.****2.**Tenant Reps: **1.****2.****3.****APPOINTMENT INFORMATION:**

Contact Listing REALTOR®

TEXT KELLY**604-306-9596**

Virtual Tour:

Brochure: