

103 & 133 - 12300 HORSESHOE WAY, RICHMOND

TURNKEY WAREHOUSE & OFFICE UNITS: $\pm$ 3,206 SF & $\pm$ 3,836 SF

**FOR
LEASE**



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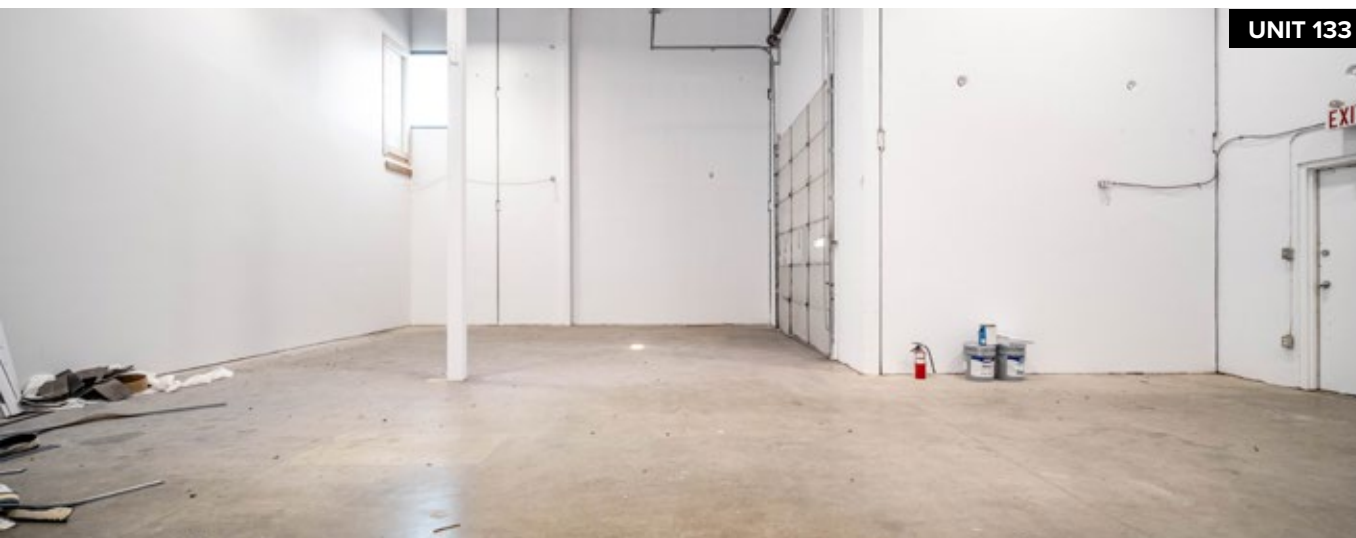




Unit 103 & 133

12300 Horseshoe Way, Richmond

Two efficient turnkey warehouse and second floor office units available for lease: Unit 133 (3,206 SF) and Unit 103 (3,836 SF), located in Riverside Industrial Park, a professionally managed, multi tenant tilt up complex in South Richmond.



Unit 103 is a second floor office with 8 private offices, an open area, a lunch room with kitchenette, a storage room, and a reception area. It has 2 washrooms, with the unit accessible through two separate entrances.

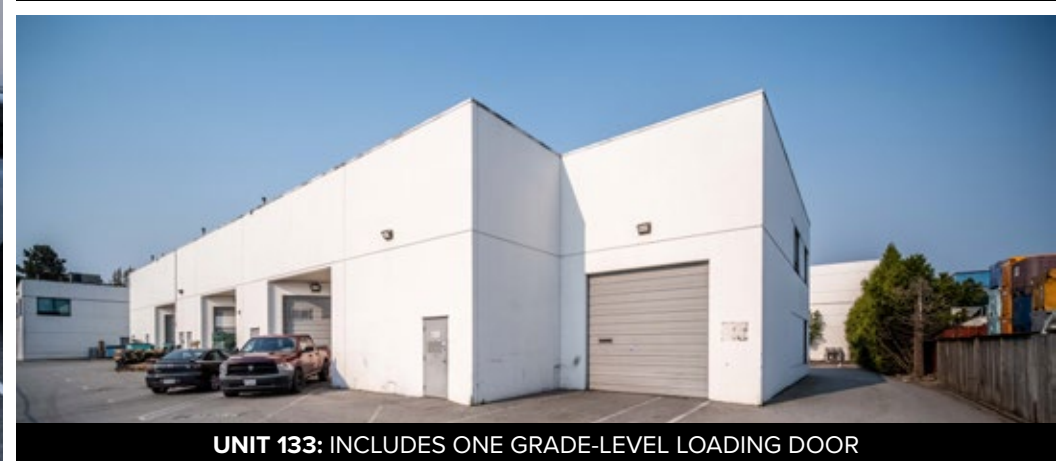
Unit 133 offers a functional high ceiling warehouse with rear grade loading and a front office layout that includes 3 private offices and a washroom. The second floor has an open work area and 1 private office.

These are move in ready spaces with a strong corporate image, well suited for warehouse, distribution, service, or office users. Owned and managed by Porte Communities, with extensive on site parking and excellent access to Highway 99.

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.

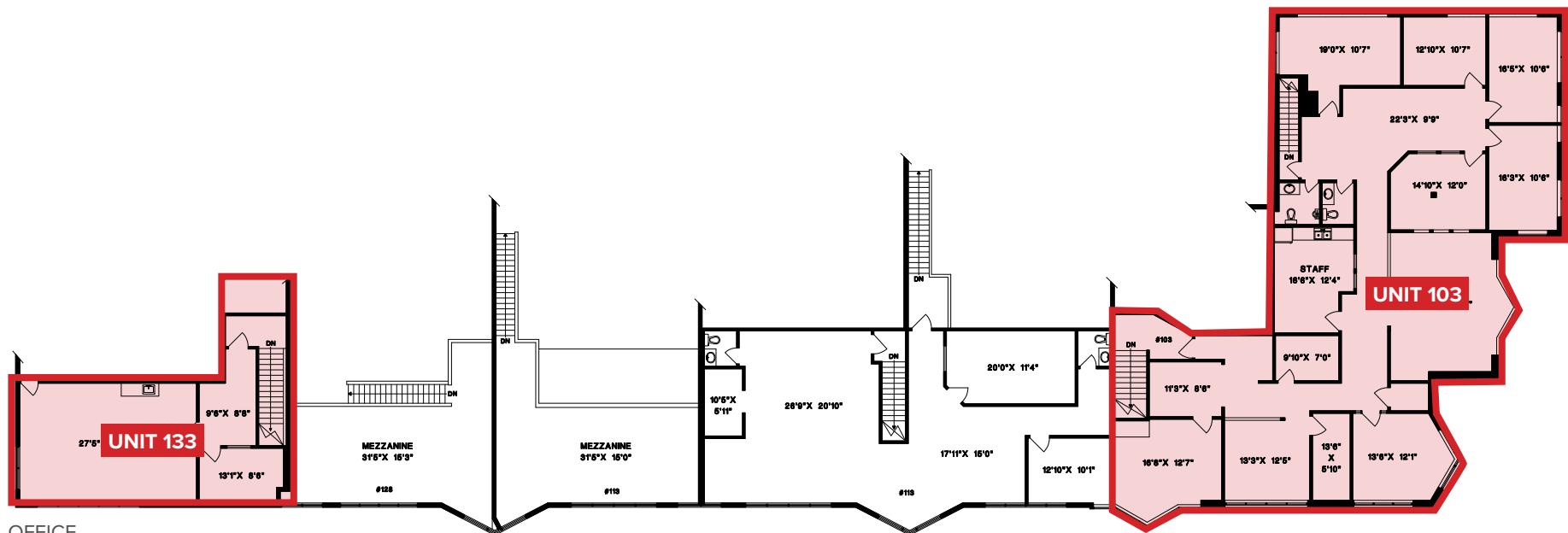


Salient Facts

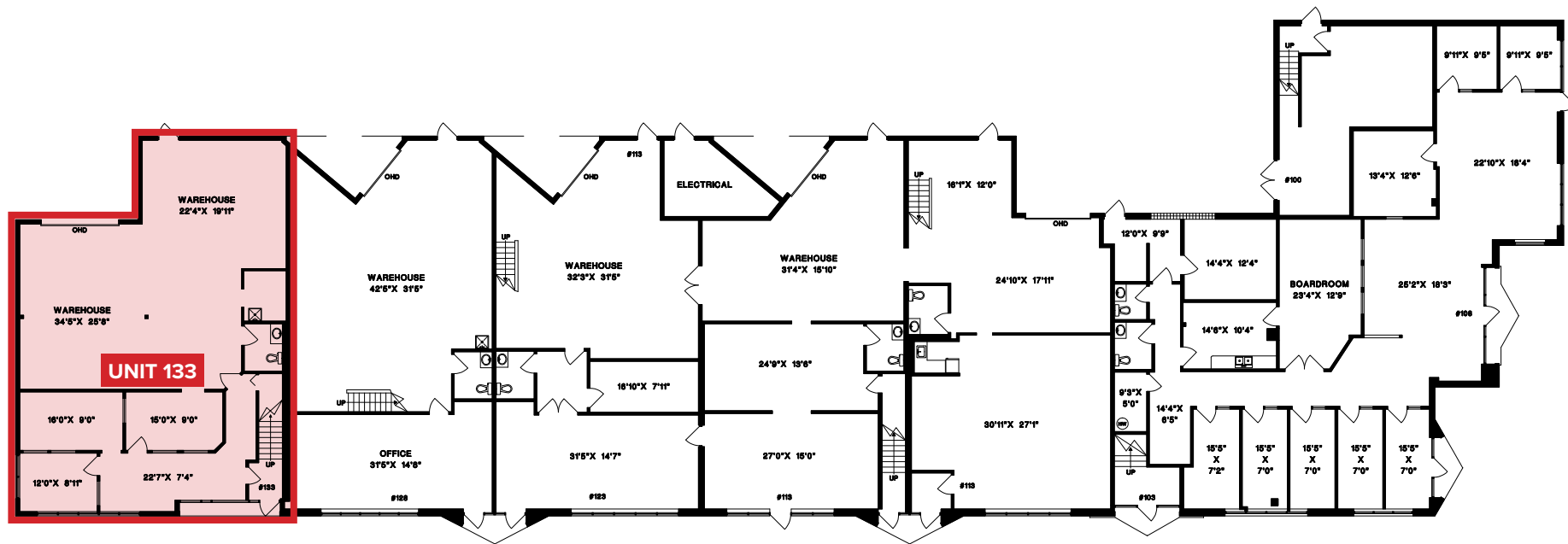
UNIT	103 (Second-level Office)	133 (Warehouse & Office)
SIZE	± 3,836 SF	± 3,206 SF
PARKING	Onsite	Onsite
ZONING	IB1	IB1
BASIC RENT	\$18.00/SF	\$18.00/SF
ADDITIONAL RENT	\$8.23/SF + 5% management fee	\$8.23/SF + 5% management fee

Disclaimer: Floorplans are not to scale. Measurements are approximate and shall be verified by the Tenant if deemed important.

Floorplans



OFFICE



WAREHOUSE

UNIT 103: SECOND-FLOOR OFFICE



8 private offices, open area, lunch room with kitchenette, storage room, reception area, 2 washrooms, with 2 separate entrances.



Building Highlights



Turnkey warehouse and office units:
Unit 133 (3,206 SF) and Unit 103 (3,836 SF)



One (1) rear grade-level loading door (Unit 133)



Move-in-ready office space



Professionally owned and managed by Porte
Communities

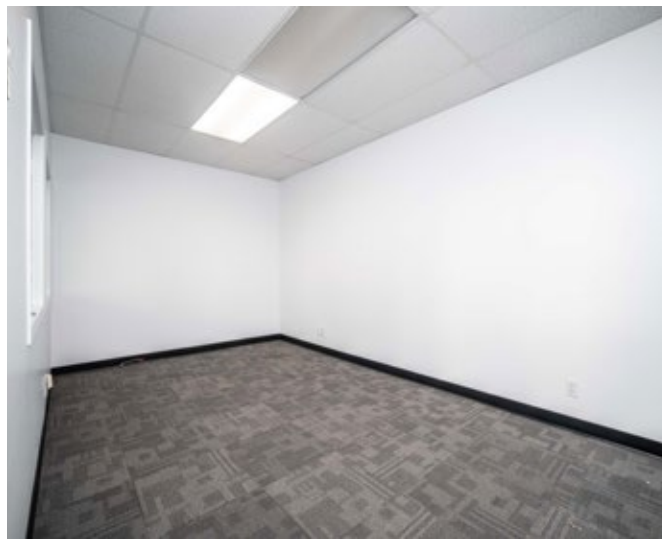


Easy access to Highway 99 and 91

UNIT 133: WAREHOUSE & OFFICE



High ceiling warehouse with 1 rear grade loading door, front main floor office with 3 private offices and washroom, upper floor office with open work area and 1 private office.



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, with 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. The park is home to high-profile corporations including London Drugs, Makita Power Tools, Herbaland Naturals, BC Ferries, VTech Canada, Ideon Packaging, TFI Foods, and Dan D Foods.



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