

FOR SALE OR LEASE - IRONWOOD LANDING

155 - 12122 HORSESHOE WAY RICHMOND, BC

**ONLY ONE UNIT REMAINS
FOR SALE OR LEASE**



FOR MORE INFORMATION, PLEASE CONTACT:

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**CUSHMAN &
WAKEFIELD**















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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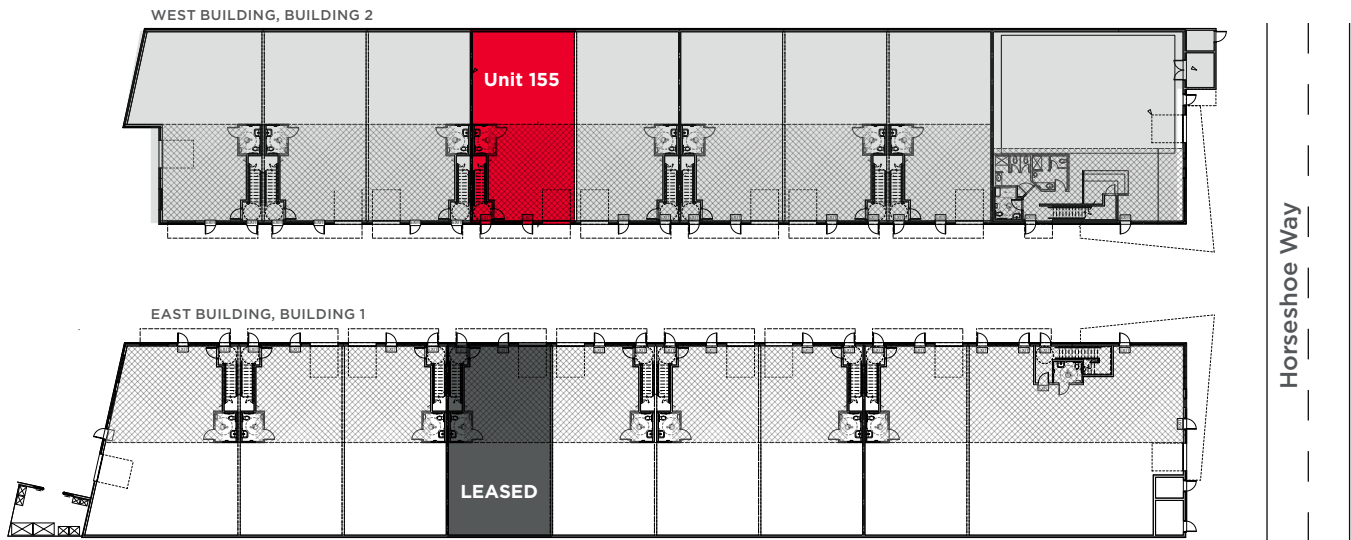


Concrete stairway



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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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