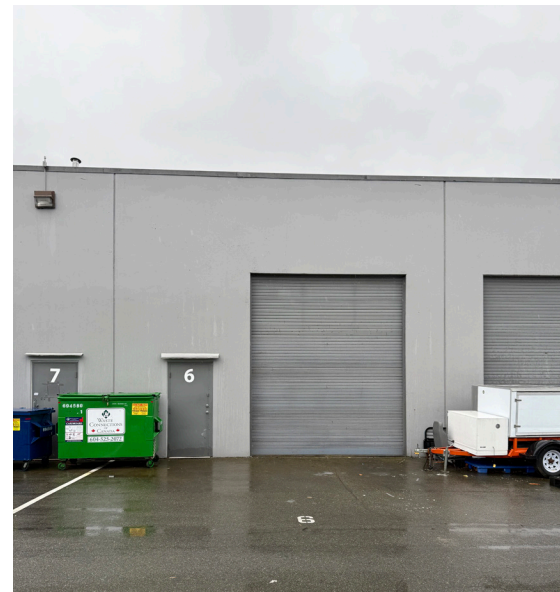




**FOR LEASE**  
**6 - 12240 HORSESHOE WAY**  
RICHMOND, BC

**SMALL BAY UNIT FOR LEASE  
WITH REAR GRADE LOADING**

**2,956 SF AVAILABLE**



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700 West Georgia Street, Suite 1200  
TD Tower, Pacific Centre  
Vancouver, BC V7Y 1A1  
+1 604 683 3111  
**cushmanwakefield.com**

## LOCATION

6 - 12240 Horseshoe Way, Richmond, is just west of Highway 99 and a short walk from Ironwood Plaza. Highway 91 is less than 10 minutes away, and Knight Street Bridge is an 8-minute drive. The property offers excellent access across the Lower Mainland, YVR 15 minutes, Tsawwassen Ferry Terminal 20 minutes, and the U.S. border 35 minutes. Design guidelines and stringent landscape requirements ensure Campbell Heights' high quality and visual appearance standards are well-maintained.

## ZONING

IB1 - Industrial Business Park

## PROPERTY FEATURES

- 20' foot clear height
- One (1) grade loading door
- One (1) washroom

## AVAILABLE SPACE

Office	888 SF
Warehouse	2,068 SF
<b>Available Area</b>	<b>2,956 SF</b>

## BASIC LEASE RATE

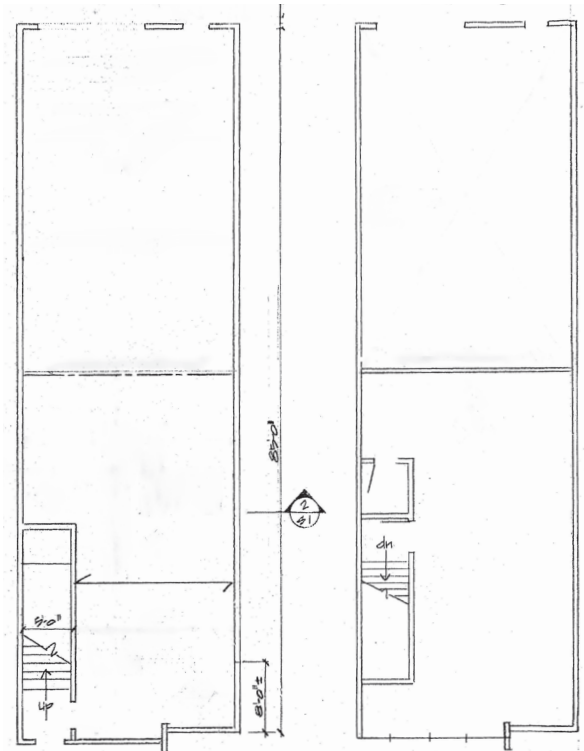
\$19.00 PSF

## ADDITIONAL RENT (2024)

Estimated at approximately \$5.90, per annum, plus GST

## AVAILABILITY

May 1st, 2025



## DRIVE TIMES



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