

FOR LEASE

12280 HORSESHOE WAY

RICHMOND, BC

17,587 SQ FT FREESTANDING FACILITY



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FOR LEASE
12280 / **HORSESHOE WAY**
 RICHMOND, BC

LOCATION

The subject property is located in Riverside Industrial Park, south of Steveston Highway between No. 5 Road and Shell Road in South Richmond. Riverside Industrial Park is the location of choice for many well known businesses including London Drugs, Makita Power Tools, Herbaland Naturals, BC Ferries, VTech Canada, Central Foods, Ideon Packaging, TFI Foods, Dan D Foods and Organo Gold.

ZONING

IB1 (Business Park Industrial Zoning). Permits a wide variety of light manufacturing, distribution and service uses as well as 100% office uses.

BUILDING FEATURES

- Concrete tilt-up construction
- Attractive landscaping
- Air-conditioned (second floor) offices
- Two (2) dock level loading doors (with levellers)
- One (1) grade level loading door
- 24 foot warehouse ceiling height
- 27 on-site parking stalls
- 44.5' wide x 36.75' deep column spacing
- Showroom Area

BUILDING AREA

Warehouse	13,113 SF
Ground Floor Showroom	1,963 SF
Second Floor Office	2,511 SF
Total	17,587 SF

BASIC LEASE RENT

\$19.75 PSF

ADDITIONAL RENT

\$7.84 PSF (2025 estimate)
 plus 5% management fee

AVAILABILITY

April 1, 2026



Drive Times To/From 12280 Horseshoe Way, Richmond BC

1	DOWNTOWN VANCOUVER	30 minutes
2	VANCOUVER INTERNATIONAL AIRPORT	15 minutes
3	DELTA PORT	20 minutes
4	BURNABY	30 minutes
5	SURREY	35 minutes

