

FOR LEASE

12280 / HORSESHOE WAY RICHMOND, BC

17,587 SQ FT FREESTANDING FACILITY



porte⁷

GRAHAM WILLIAMS
Senior Associate
+1 604 837 1819
graham.williams@cushwake.com

NOAH FREEDMAN
Associate Vice President
+1 604 833 3274
noah.freedman@cushwake.com

700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, BC V7Y 1A1
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

