

FOR LEASE

# 130 / 12051 HORSESHOE WAY RICHMOND, BC



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## PROPERTY DESCRIPTION

This two building, multi-tenant, tilt-up facility offers any manufacturing or distribution corporation efficient design characteristics, an excellent image, and a peaceful business park environment. The park offers excellent access via Highway 99 and abundant amenities at Ironwood Shopping Centre, Coppersmith Corner and the Riverport Sports and Entertainment Complex.

## ZONING

IB1 (Business Park Industrial District), permits a wide variety of light manufacturing, distribution and service uses.

## AVAILABLE UNITS

ADDRESS	TOTAL AREA	LOADING DOORS	AVAILABLE
130-12051 Horseshoe Way	1,820 SF	1 Grade	Immediately

## NET RENT

\$21.00 PSF

## TAXES & OPERATING COSTS

\$7.12 PSF (2026) +5% management fee

## 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 high profile corporations such as London Drugs, Makita Power Tools, Ideon Packaging, Organo Gold, TFI Foods and Dan D Foods.



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