

CUSHMAN &
WAKEFIELD

Owned & Managed By

porte¹
commercial

WILLIAM | WRIGHT

FOR LEASE

UNIT 103 & 133
12300 HORSESHOE WAY

RICHMOND, BC

**TURNKEY WAREHOUSE
& OFFICE UNITS:**
±3,206 SF & ±3,836 SF

PROPERTY HIGHLIGHTS

UNITS 103 & 133

Two efficient turnkey warehouse and second floor office units available for lease: Unit 133 (3,206 SF) and Unit 103 (3,836 SF), located in Riverside Industrial Park, a professionally managed, multi tenant tilt up complex in South Richmond.

Unit 103 is a second floor office with 8 private offices, an open area, a lunch room with kitchenette, a storage room, and a reception area. It has 2 washrooms, with the unit accessible through two separate entrances.

Unit 133 offers a functional high ceiling warehouse with rear grade loading and a front office layout that includes 3 private offices and a washroom. The second floor has an open work area and 1 private office.

These are move in ready spaces with a strong corporate image, well suited for warehouse, distribution, service, or office users. Owned and managed by Porte Communities, with extensive on site parking and excellent access to Highway 99.

AVAILABLE AREA

UNIT 103	3,206 SF
UNIT 133	3,836 SF

UNIT FEATURES

- Turnkey warehouse and office units:
- One (1) rear grade-level loading door (Unit 133)
- Move-in-ready office space
- Professionally owned and managed by Porte Communities
- Easy access to Highway 99 and 91



UNIT 103 OFFICE



UNIT 133 OFFICE & WAREHOUSE
Includes one (1) grade-level loading door

SALIENT DETAILS

UNIT 103 OFFICE



UNIT 133 WAREHOUSE

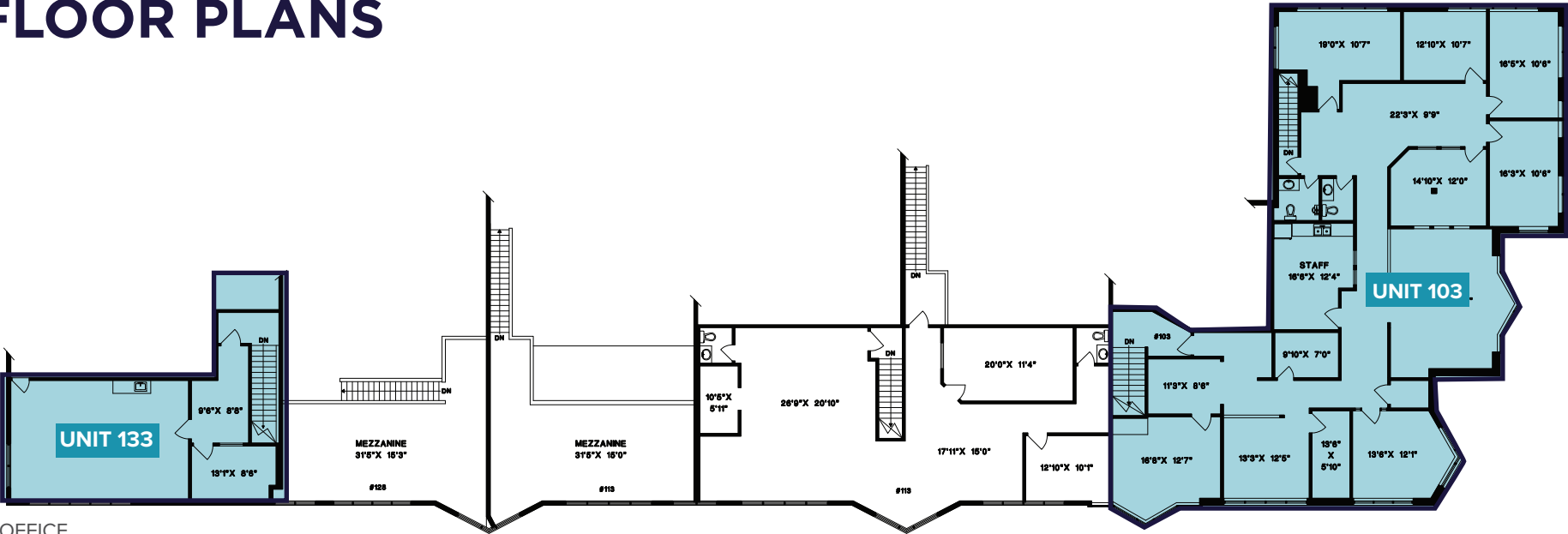


UNIT 103 (SECOND-LEVEL OFFICE)

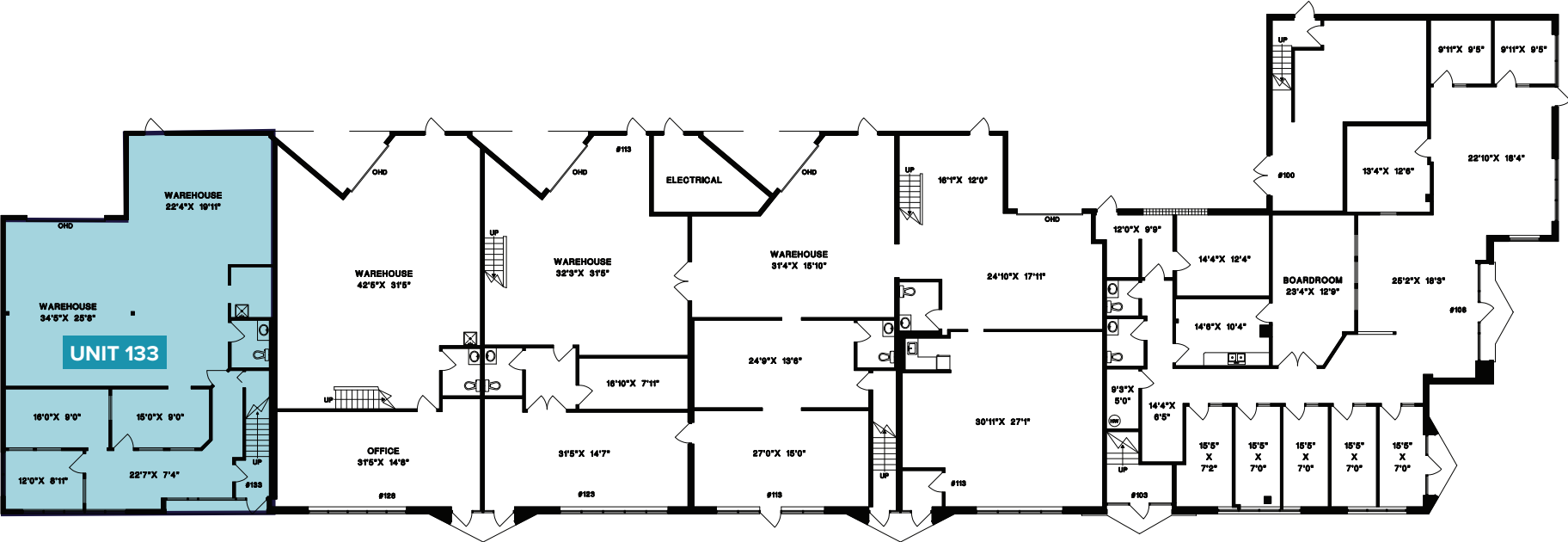
UNIT 133 (WAREHOUSE & OFFICE)

SIZE	±3,836 SF	±3,206 SF
PARKING	Onsite	Onsite
ZONING	IB1	IB1
BASIC RENT	\$18.00/SF	\$18.00/SF
ADDITIONAL RENT	\$8.23/SF + 5% management fee	\$8.23/SF + 5% management fee

FLOOR PLANS



OFFICE



WAREHOUSE

UNIT 103

INTERIOR PHOTOS

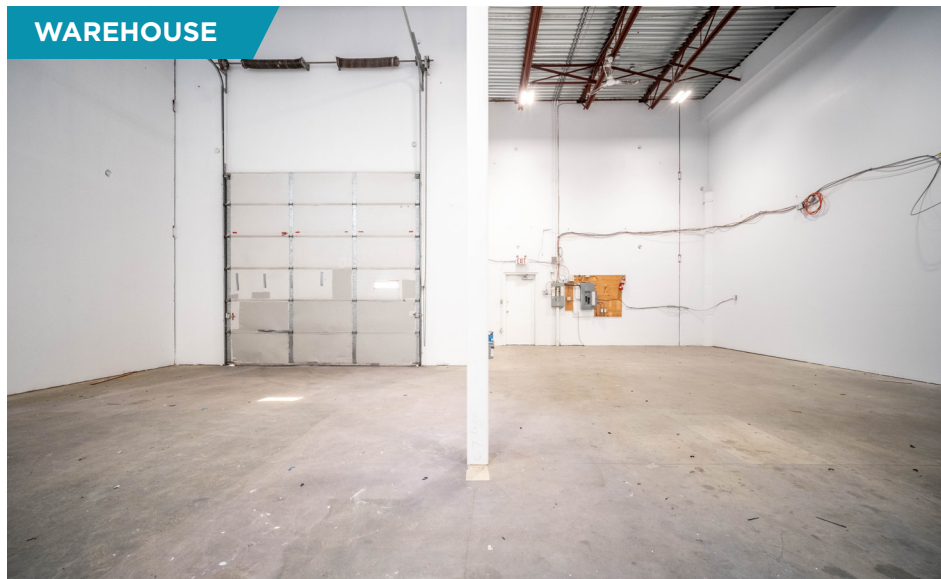
Unit 103 is a second floor office with 8 private offices, an open area, a lunch room with kitchenette, a storage room, and a reception area. It has 2 washrooms, with the unit accessible through two separate entrances.



UNIT 133

INTERIOR PHOTOS

Unit 133 offers a functional high ceiling warehouse with one rear grade loading door and a front office layout that includes 3 private offices and a washroom. The second floor has an open work area and 1 private office.



LOCAL SURROUNDING AMENITIES

South Richmond, BC

Located within South Richmond's established Riverside Industrial Park, the property offers excellent access to Highways 99 and 91, Vancouver International Airport, and key regional trade routes. Employees and visitors benefit from nearby retail, dining, and recreation amenities at Ironwood Plaza, Coppersmith Corner, and the Riverport Sports & Entertainment Complex. Major occupiers within Riverside Industrial Park include London Drugs, BC Ferries, Makita, Herband, VTech Canada, TFI Foods, Dan-D Foods, and Ideon Packaging.

APPROXIMATE DRIVE TIMES

Ironwood Plaza	4 Mins
Highway 99	5 Mins
YVR Airport	18 Mins
George Massey Tunnel	24 Mins
Downtown Vancouver	45 Mins

TRANSIT IN THE AREA

413	Riverport/Steveston
408	Brighthouse Station/Riverport
405	Five Road/Cambie
404	Brighthouse Station/Four Road
403	Bridgeport Station/Three Road



1. IRONWOOD PLAZA

- Save-On-Foods
- London Drugs
- Mcdonald's
- Starbucks
- The Keg
- Five Guys
- Boston Pizza
- Popeyes
- D Spot Dessert Cafe
- Crumbl Cookies
- Scotiabank
- Richmond Public Library (Ironwood Branch)

2. COPPERSMITH CORNER SHOPPING CENTRE

- Canadian Tire
- Cora Breakfast And Lunch
- Tim Hortons
- Mark's
- Bulk Barn

3. RIVERPORT SPORTS & ENTERTAINMENT COMPLEX

- Watermania
- Richmond Ice Centre
- Splitsville Bowl Riverport
- Silvercity Riverport Cinemas

4. RICHMOND GOLF & TENNIS COUNTRY CLUB

DEMOGRAPHICS



Richmond
Population
209,937



Population
Growth
5.5%



Average
HH Income
\$104,000



Employment
Rate
59%



Bike Score
77



The property is professionally owned and managed by Porte Communities, a trusted real estate company with over 50 years of experience developing, owning and managing properties in Metro Vancouver, Victoria and Calgary. Porte is recognized for its long standing commitment to building strong communities, delivering high quality developments and managing well maintained properties.



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