

145 - 11920 FORGE PLACE

Richmond, BC



FOR LEASE | 7,022 SF





Warehouse



Second Floor Office

OVERVIEW

Located in the newly built Forge Landing in South Richmond, this 7,022 SF unit features a 5,541 SF ground floor warehouse with a front showroom area, 28' clear ceiling height, one (1) dock-level loading door, one (1) grade-level loading door, a washroom, and a loading area with ample truck maneuverability. The 1,481 SF second floor is fully improved as office space, with three (3) private offices, a meeting room, an open work area, and a washroom.

PROPERTY FEATURES

- 28' clear ground floor ceiling height
- One (1) dock-level loading door and one (1) grade-level loading door
- Ample truck maneuverability in loading area
- Convenient access to Highway 99 and Steveston Highway
- Improved second-floor office space

ZONING

IB1

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

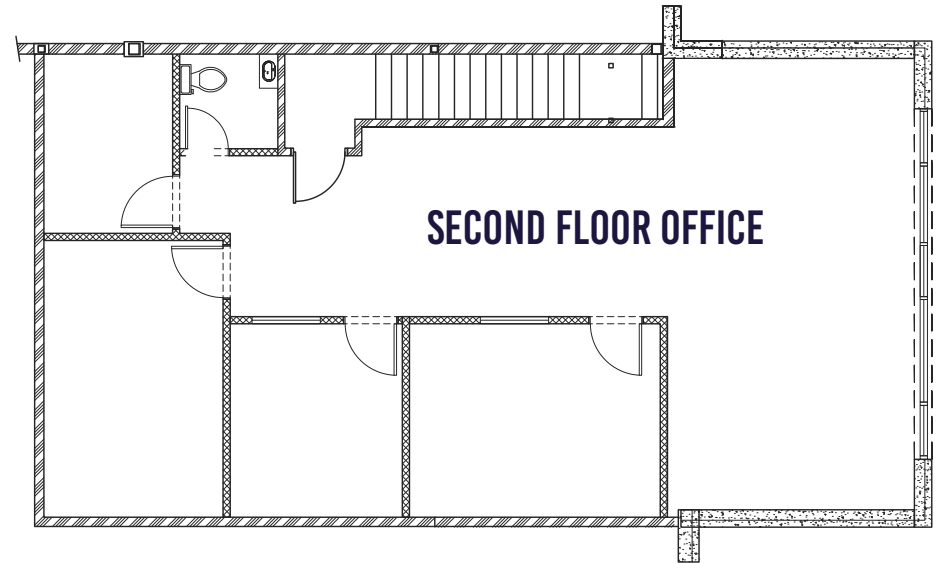
\$7.20 (2026 estimate)

UNIT 145

7,022 SF TOTAL

AVAILABLE AREA

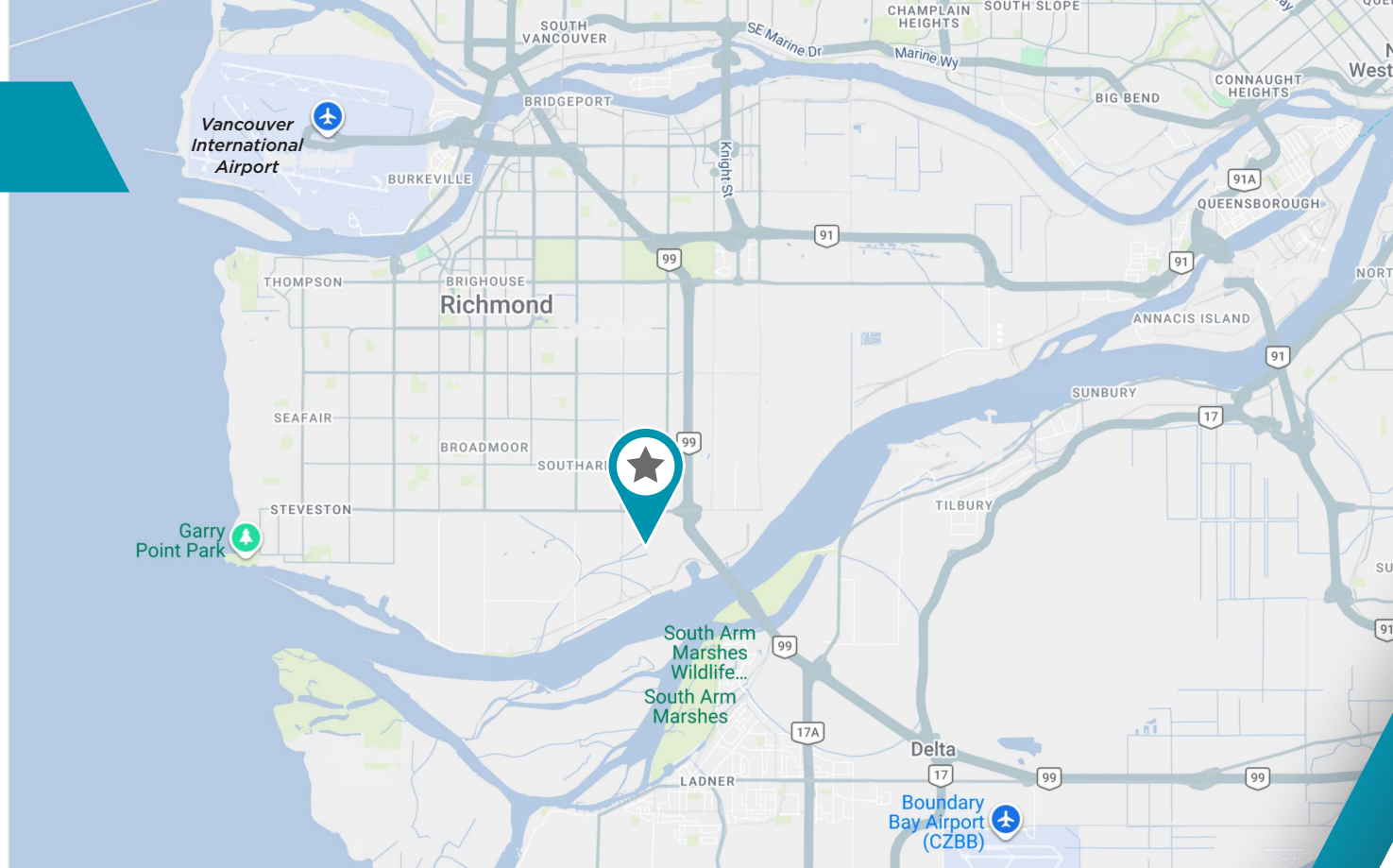
Ground Floor Warehouse	5,541 SF
Second Floor Office	1,481 SF
Total	7,022 SF



Note: Floor plan for illustrative purposes only. Not to scale. All measurements are approximate and should be independently verified.

LOCATION

The subject property is just minutes from Steveston Highway and Highway 99, providing direct access to Vancouver International Airport (YVR), Metro Vancouver, and the U.S. border via Highway 17. A key advantage of this location is its proximity to Ironwood Plaza, a major retail and commercial centre offering grocery stores, restaurants, banks, and a range of retail shops, providing convenience for employees and businesses operating in the area.



DEMOGRAPHICS



**Richmond
Population**
209,937



**Population
Growth**
5.5%



**Average
HH Income**
\$104,000



**Employment
Rate**
59%



**Bike
Score**
75

For more information, please contact:

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