



FOR SALE/LEASE

UNIT 5-13

11151 HORSESHOE WAY

RICHMOND, BC

Six Office and Industrial Strata Units Offered Individually or Together



**CUSHMAN &
WAKEFIELD**



THE OFFERING

The opportunity to lease or acquire one or all six strata units at 11151 Horseshoe Way, Richmond. Located on the prominent corner of the building, the offering includes a versatile mix of three office units, two industrial warehouse units with rear grade-level loading, and one quasi-industrial office unit, totaling approximately 12,748 SF. Units may be purchased individually or combined to accommodate larger owner-user or investment requirements. Each unit features approximately 14-foot ceiling heights and includes two dedicated parking stalls, with ample visitor parking throughout the complex. Corner exposure provides exceptional signage visibility, offered at a total price of \$6,008,000 or from \$768,000 individually. All units can be leased together or separately.



SIX STRATA LOTS AVAILABLE

3 OFFICE UNIT

2 INDUSTRIAL WAREHOUSE UNITS WITH REAR GRADE-LEVEL LOADING

1 QUASI-INDUSTRIAL OFFICE UNIT

PROPERTY HIGHLIGHTS



FLEXIBLE ACQUISITION

One individual unit or combine multiple units to suit owner-user or investment needs



TURNKEY OFFICE POTENTIAL

Three office units with efficient layouts, ready with minimal improvements



BELOW-MARKET ENTRY

Two smaller office units offered at attractive pricing for owner-users



PROMINENT CORNER EXPOSURE

Highly visible corner location with excellent signage opportunities



AMPLE PARKING

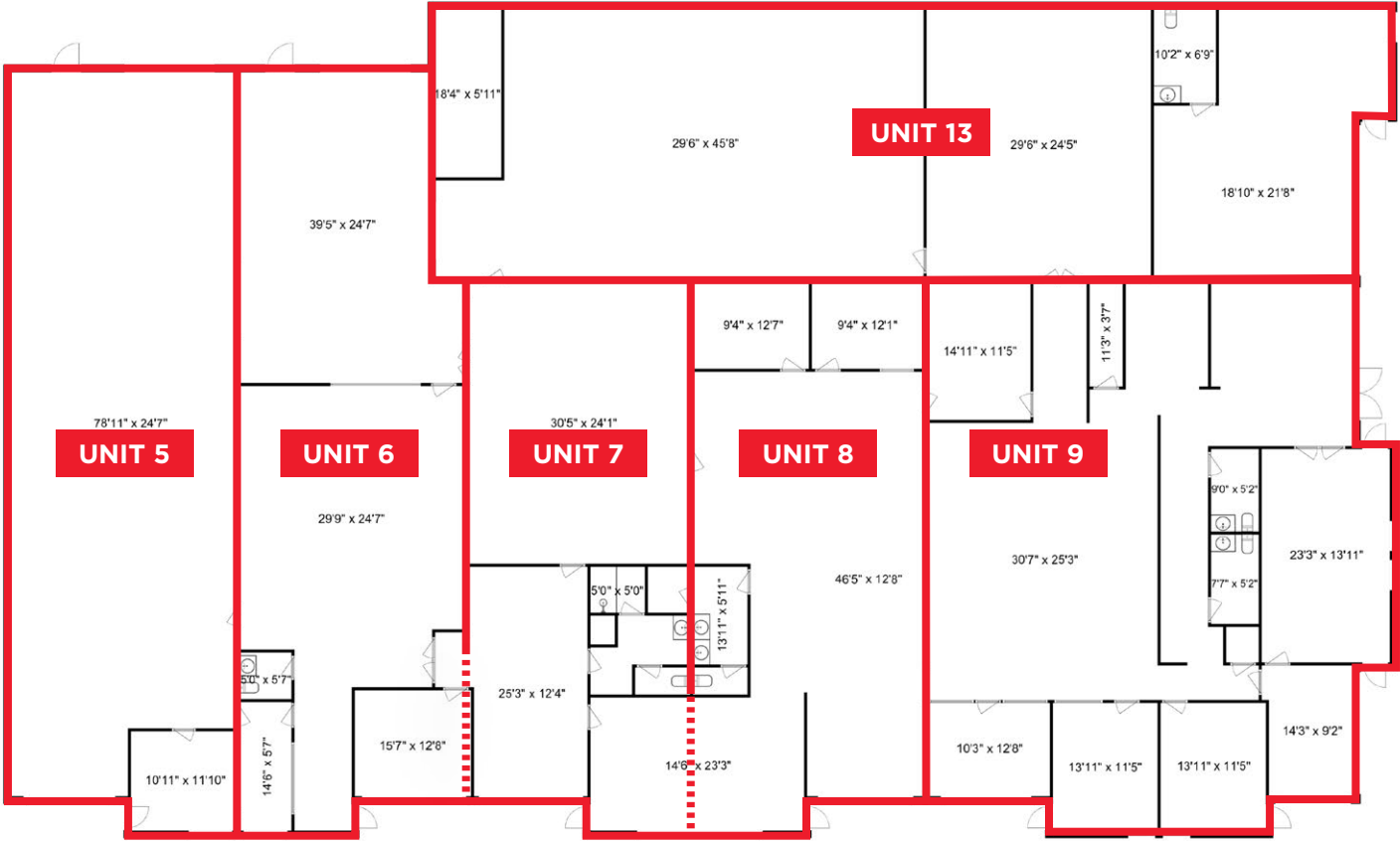
Two dedicated stalls per unit plus abundant visitor parking throughout the complex

UNIT AVAILABILITY

UNIT	STRATA LOT	TYPE	SIZE (SF)	PRICE	\$/SF	BASIC RENT	ADDITIONAL RENT
13	SL 51	Warehouse/Office	± 2,644	\$1,098,000	\$415	\$17.95/SF	\$6.73/SF
9	SL 52	Office	± 2,810	\$1,398,000	\$497	\$17.95/SF	\$6.73/SF
8	SL 53	Office	± 1,457	\$768,000	\$527	\$17.95/SF	\$6.73/SF
7	SL 54	Office	± 1,459	\$768,000	\$527	\$17.95/SF	\$6.73/SF
6	SL 55	Warehouse	± 2,162	\$978,000	\$452	\$17.95/SF	\$6.73/SF
5	SL 56	Warehouse	± 2,215	\$978,000	\$451	\$17.95/SF	\$6.73/SF
Total			± 12,748	\$6,008,000	\$471		

SALIENT DETAILS

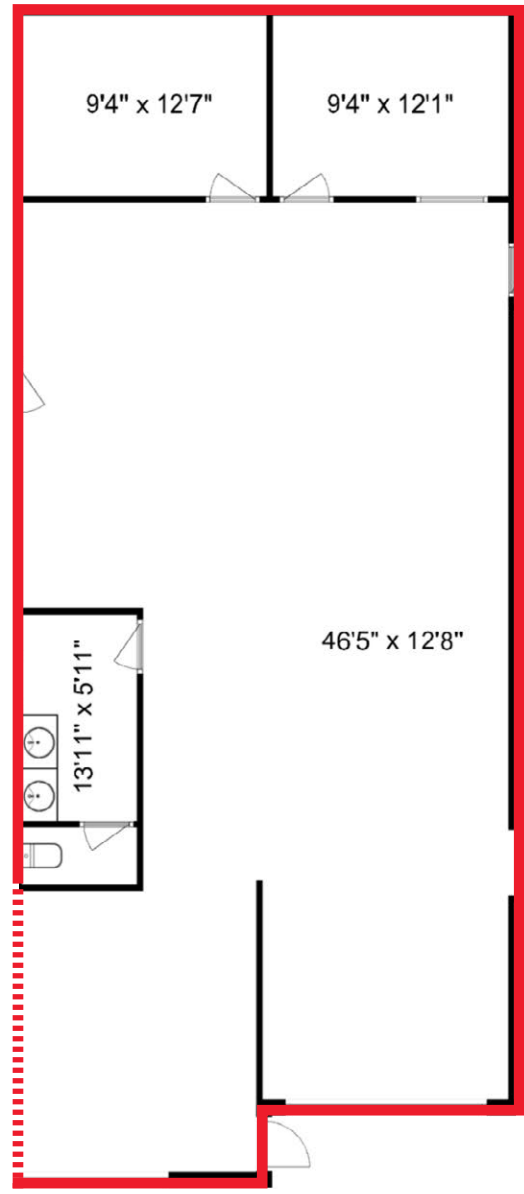
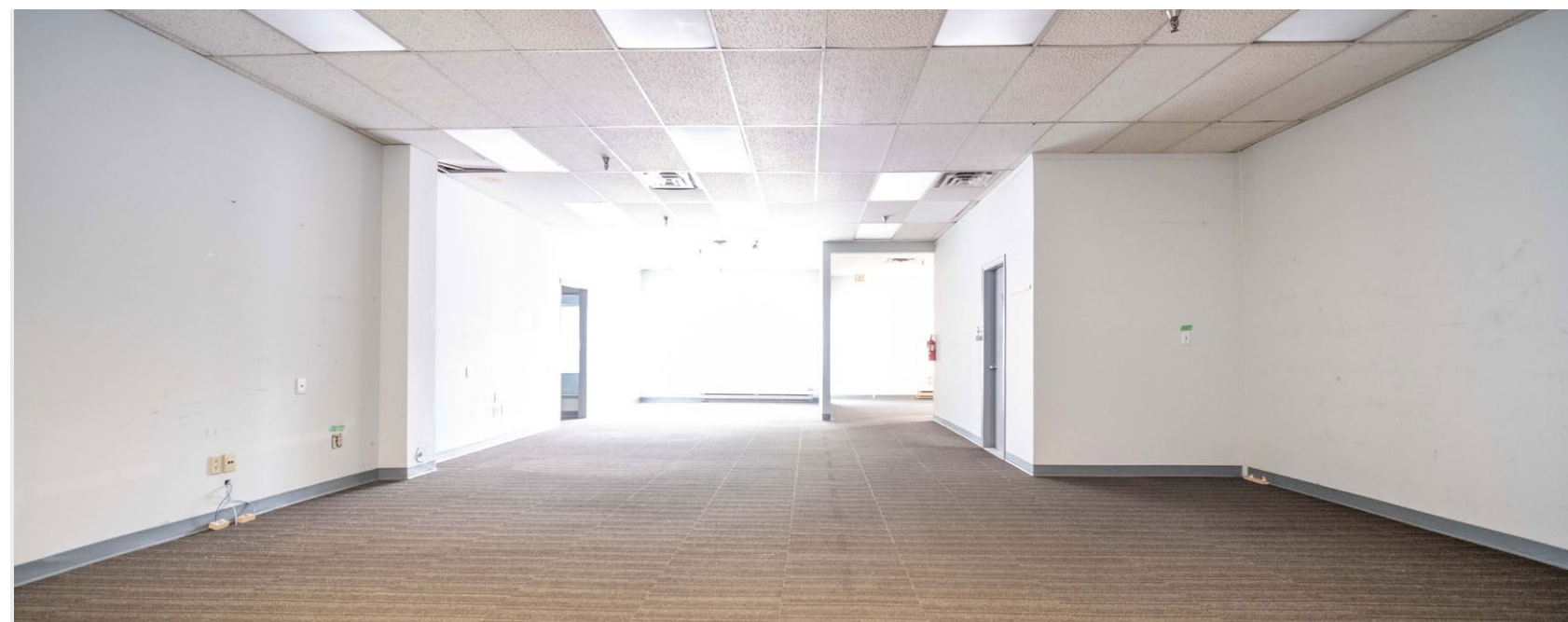
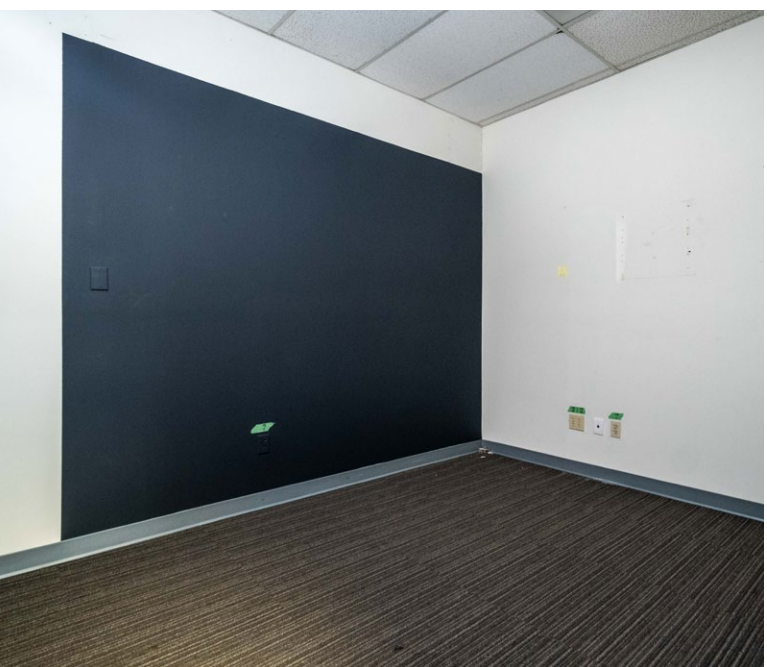
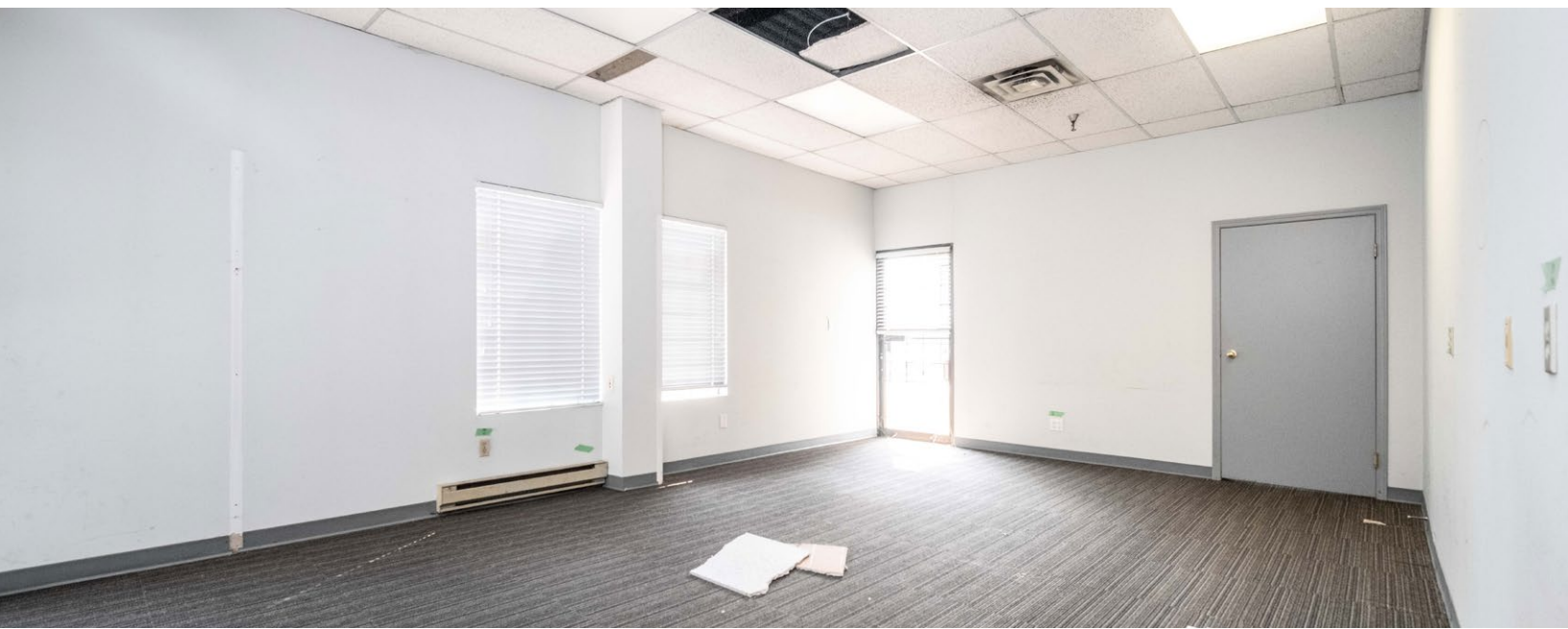
YEAR BUILT	1980
CEILING HEIGHT	± 14 feet
ZONING	IB1
PARKING	2 stalls/unit
PROPERTY TAXES	\$63,249.75 (2026, all six units)
LEGAL DESCRIPTION	STRATA LOT 51-56, BLOCK 3N, PLAN LMS1585, SECTION 1, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
TOTAL ASSESSED VALUE	\$7,073,600.00



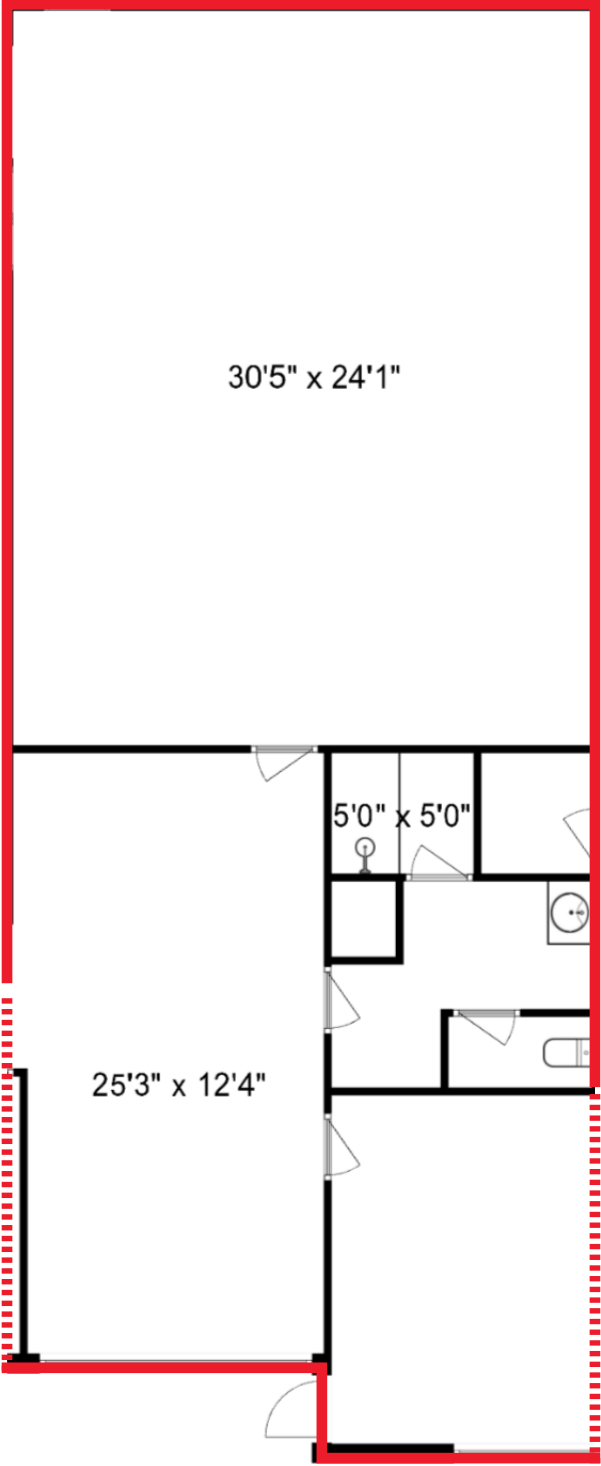
UNIT 9 & 13
± 2,810 AND 2,644 SF



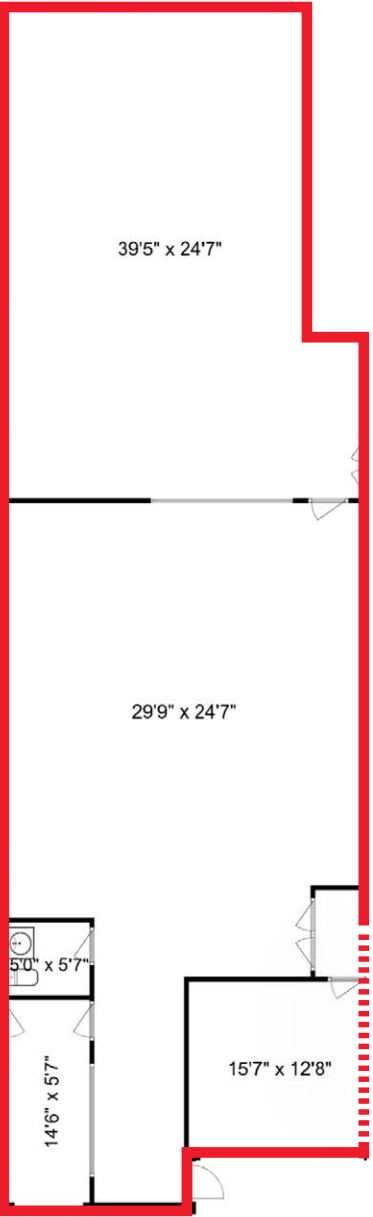
UNIT 8
± 1,457 SF



UNIT 7
± 1,459 SF



UNIT 6
± 2,162 SF



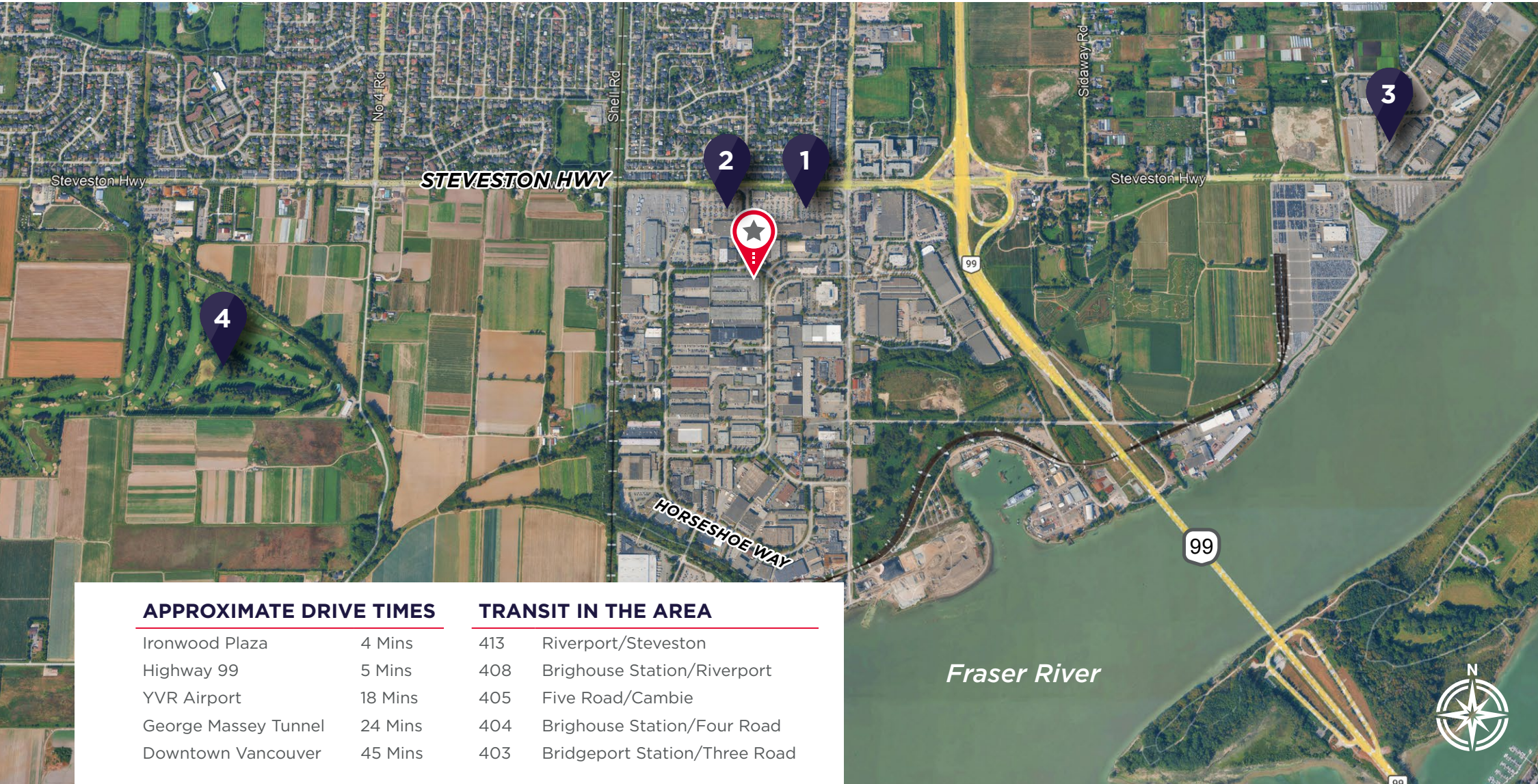
UNIT 5
± 2,215 SF



LOCAL SURROUNDING AMENITIES

South Richmond, BC

The property is located in Richmond's established Ironwood industrial district, with excellent connectivity to Highway 99, Steveston Highway, and the George Massey Tunnel, providing efficient access to Vancouver, Delta, Surrey, and the U.S. border. Nearby Ironwood Plaza offers a full range of amenities including restaurants, banking, grocery stores, and retail services within walking distance. The surrounding business park is home to a diverse mix of industrial, office, and service-based tenants, supporting strong day-to-day convenience for staff and clients alike. TransLink bus service runs along Steveston Highway and No. 4 Road nearby, with connections to the Canada Line at Bridgeport and Richmond-Brighouse stations.



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
75



Bike Score
79



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