150 - 11960 HAMMERSMITH WAY

Richmond, BC



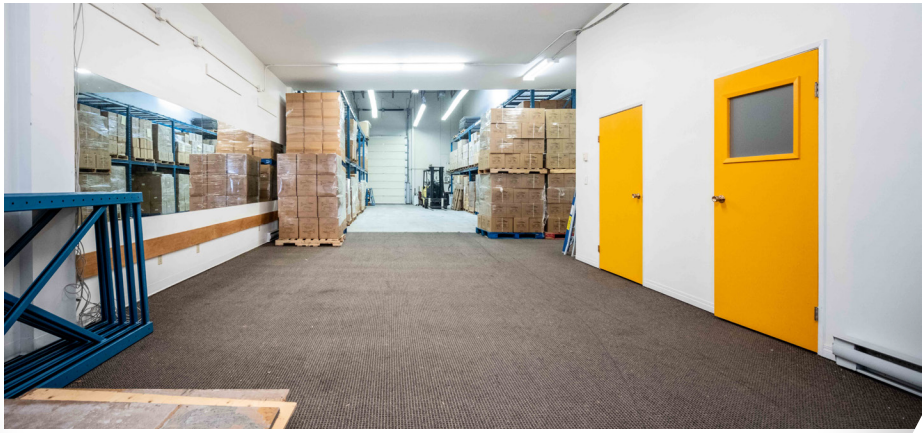
FOR LEASE

± 3,520 SF REAR GRADE LOADING WAREHOUSE

CUSHMAN & WAKEFIELD









OVEVIEW

Cushman & Wakefield is pleased to present Unit 150 - 11960 Hammersmith Way, a 3,520 SF industrial strata unit in the heart of Richmond's Ironwood industrial corridor. The unit features a functional mix of 2,383 SF of warehouse space and 1,137 SF of mezzanine area, offering flexibility for office, showroom, storage, or operational use. The warehouse is serviced by rear grade-level loading and benefits from a skylight, bringing natural light into the workspace. Zoned IB1, the property accommodates a wide range of industrial and business uses, making it an ideal opportunity for tenants seeking a versatile and well-located industrial space.

PROPERTY HIGHLIGHTS

- Rear Grade-Level Loading
- 6 Parking Stalls
- Racking Can Be Included
- 1 Washroom on Each Floor
- Natural Light via Skylight
- IB1 Zoning
- Flexible Term

PROPERTY PHOTOS

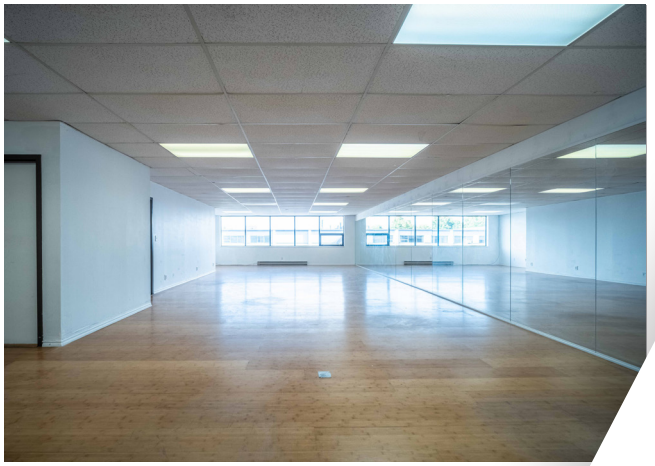




SALIENT DETAILS

SIZE	Warehouse:	±2,383 SF
	Mezzanine:	±1,137 SF
	Total:	**3,520 SF**
ZONING	IB1	
BASIC RENT	$19.95/FT	
ADDITIONAL RENT	$7.73/FT	









LOCATION

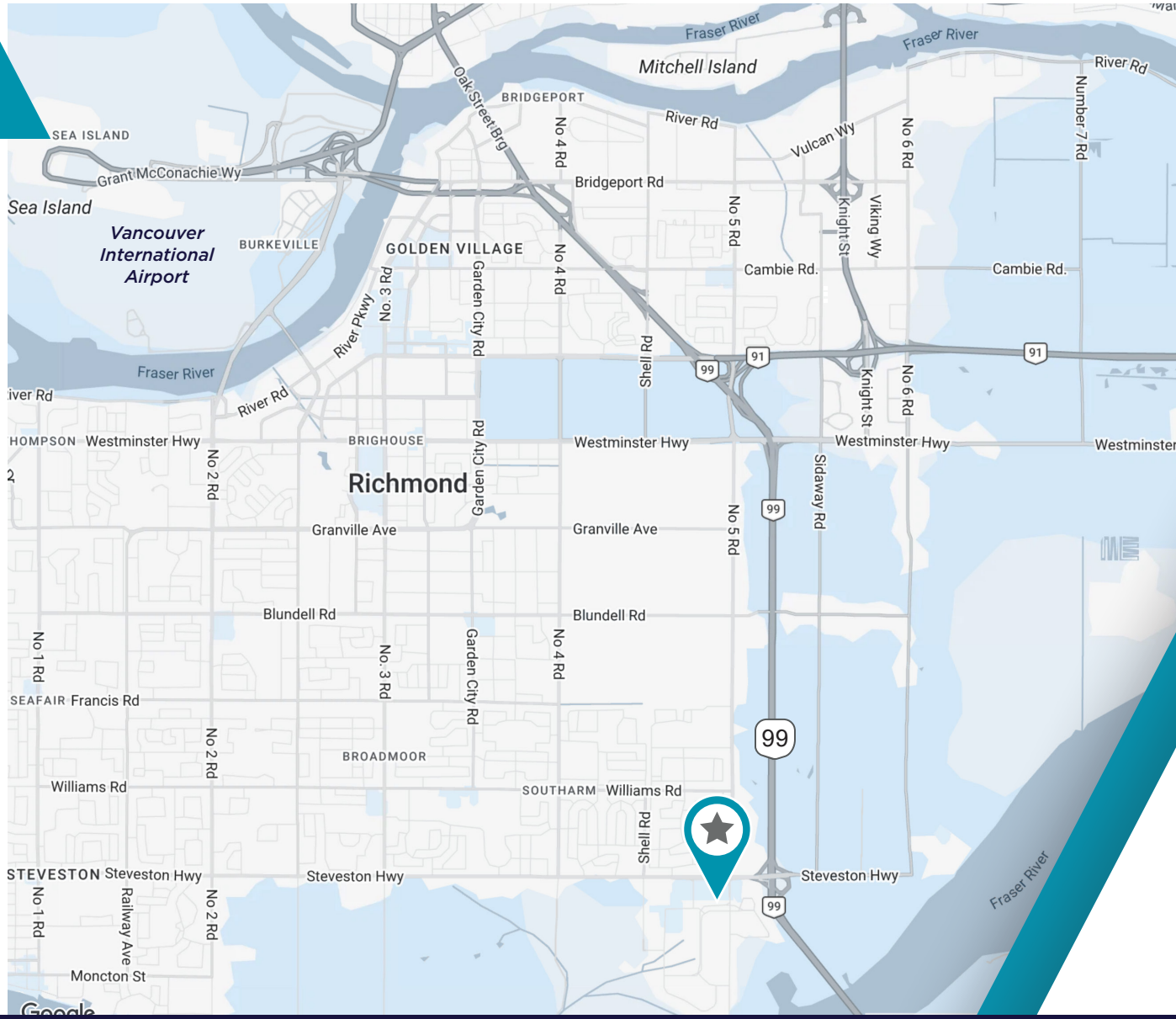
Richmond

11960 Hammersmith Way is located in the heart of Richmond's established Ironwood industrial corridor. The property offers convenient access to Highway 99, Steveston Highway, and Knight Street Bridge, providing efficient connectivity to Vancouver, Delta, and the broader Metro Vancouver region. Surrounded by a strong mix of industrial, logistics, and service-based businesses, the area also benefits from nearby amenities at Ironwood Plaza, including restaurants, banking, retail, and everyday services, making it a practical and convenient location for business operations.

DRIVE TIMES

LOCATION	MINUTES
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	Brighouse Station/Riverport
405	Five Road/Cambie
404	Brighouse Station/Four Road
403	Bridgeport Station/Three Road



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