



# 106 - 11471

Blacksmith Place  
Richmond, BC

## FOR LEASE

4,426 square feet of ground floor warehouse  
and office space with dock loading

**Stefan Morissette\***, Senior Vice President  
+1 604 657 0801 | [stefan.morissette@jll.com](mailto:stefan.morissette@jll.com)

**Mark Callaghan**, Associate Vice President  
+1 604 803 5620 | [mark.callaghan@jll.com](mailto:mark.callaghan@jll.com)

\* Personal Real Estate Corporation



# Unit 106 - 11471 Blacksmith Place



## Location

11471 Blacksmith Place is conveniently located within Riverside Industrial Park, just south of Steveston Highway and west of No. 5 Road in South Richmond. Home to reputable companies, such as Panasonic, Gordon Food Services and London Drugs, this central location offers quick and easy access to the U.S. border, Vancouver International Airport, Downtown Vancouver and George via Highway 99. The South Fraser Perimeter Road (Highway 17) is less than 10 minutes away.



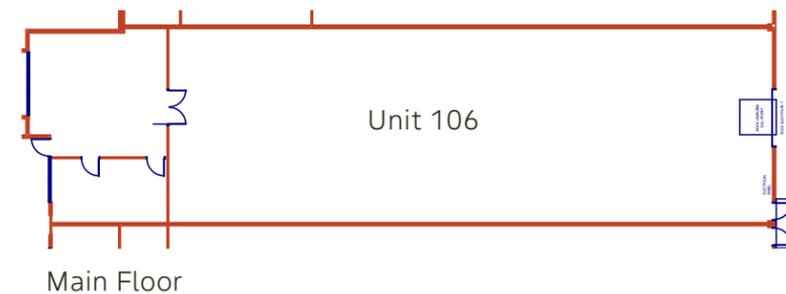
**Available Area**  
Office: 800\* SF  
Warehouse: 3,626 SF  
Total: 4,426 SF  
\*Approximate



**Asking Rate**  
\$19.95 PSF Net  
**Additional Rent**  
\$8.39 PSF (2026 est.)  
+ management fee



**Available**  
May 1st  
2026



## PROPERTY HIGHLIGHTS



18' Clear ceiling height



One (1) dock loading door with leveller



Professional management



Ample parking



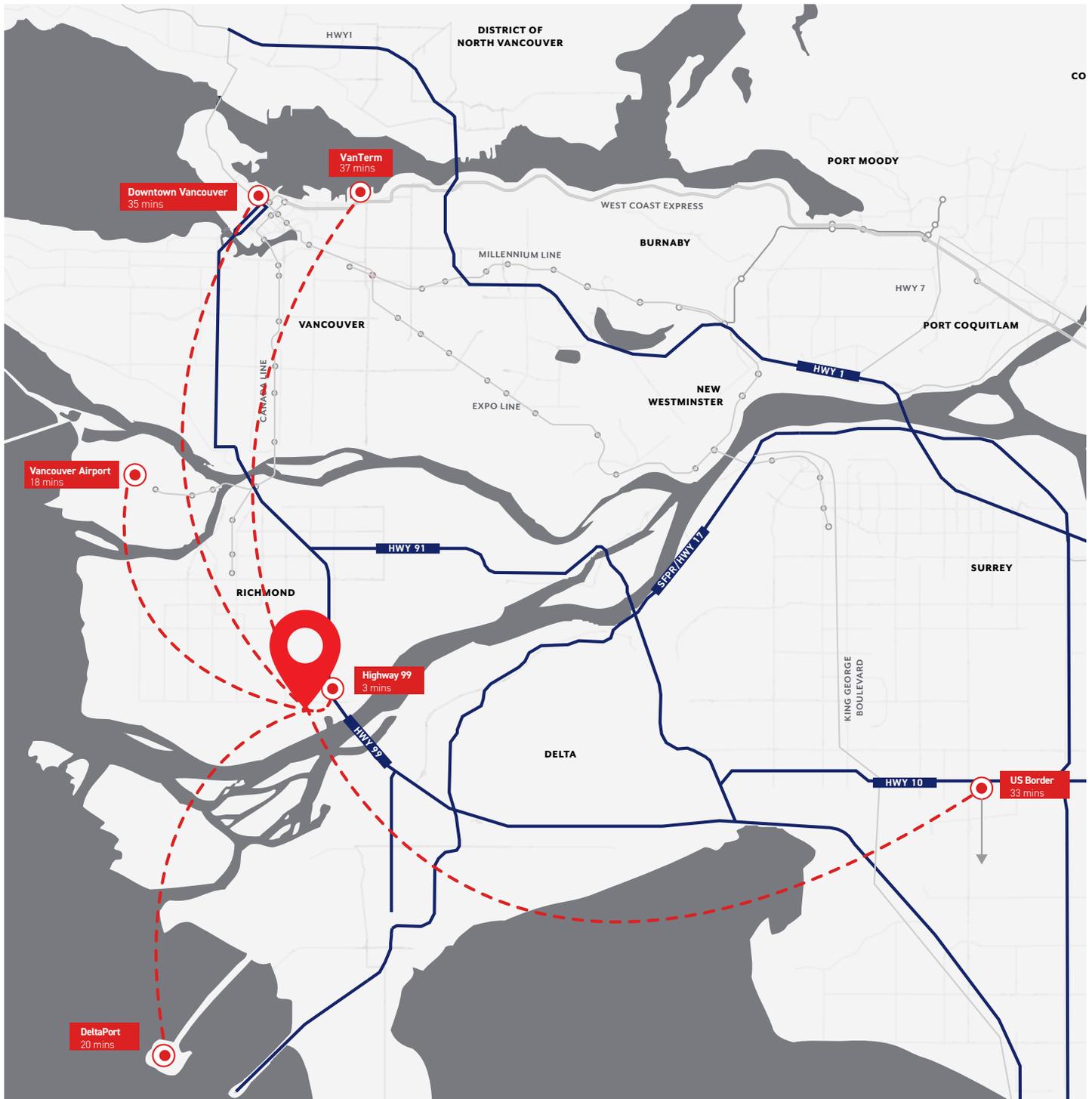
Ample truck court room for up to 53' trailers



Attractive landscaping



Pylon signage available



## Contact

**Stefan Morissette\***  
 Senior Vice President  
 +1 604 657 0801  
[stefan.morissette@jll.com](mailto:stefan.morissette@jll.com)

\* Personal Real Estate Corporation

**Mark Callaghan**  
 Associate Vice President  
 +1 604 803 5620  
[mark.callaghan@jll.com](mailto:mark.callaghan@jll.com)



jll.ca  
 510 West Georgia Street, Suite 2150  
 Vancouver, BC V6B 0M3  
 Jones Lang LaSalle Real Estate Services, Inc.

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.