



For
Lease

**Two Ground Level Office/Warehouse
Units with Dock Loading**

Units 104 and 105

11471 Blacksmith Place, Richmond, BC


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*

Unit	Warehouse	Office	Total	Availability
104	3,562 SF	600 SF	4,162 SF	November 1st, 2023
<div>LEASED</div> 105	3,699 SF	800 SF	4,499 SF	October 1st, 2023

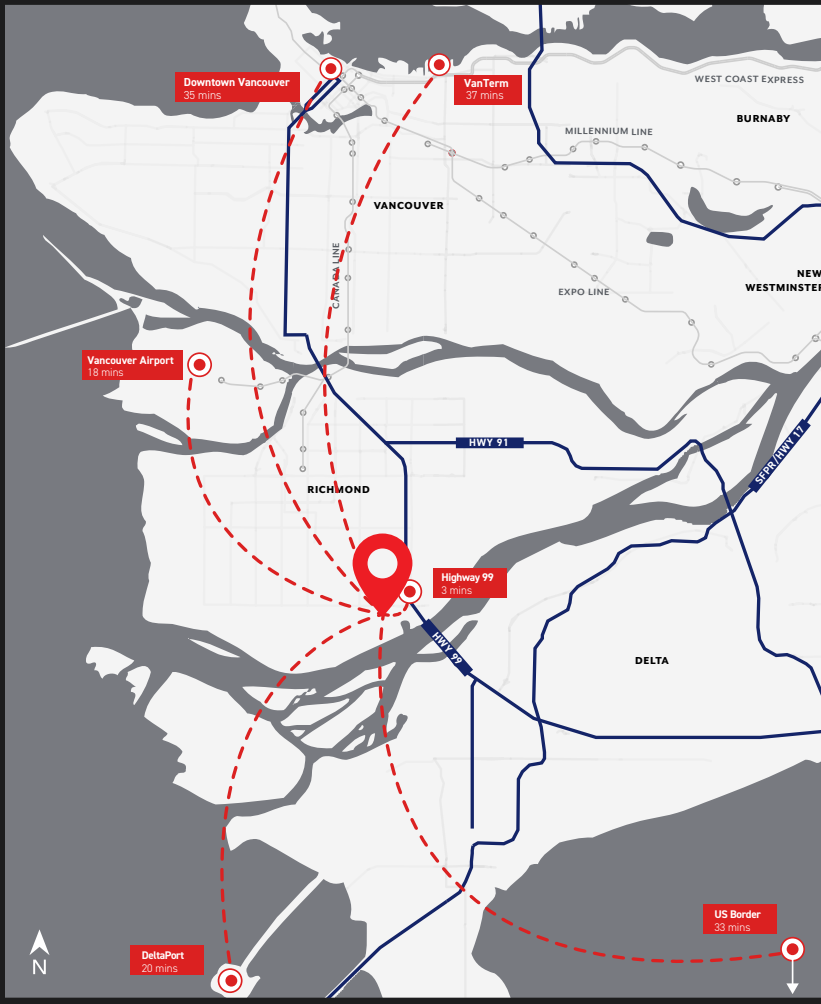
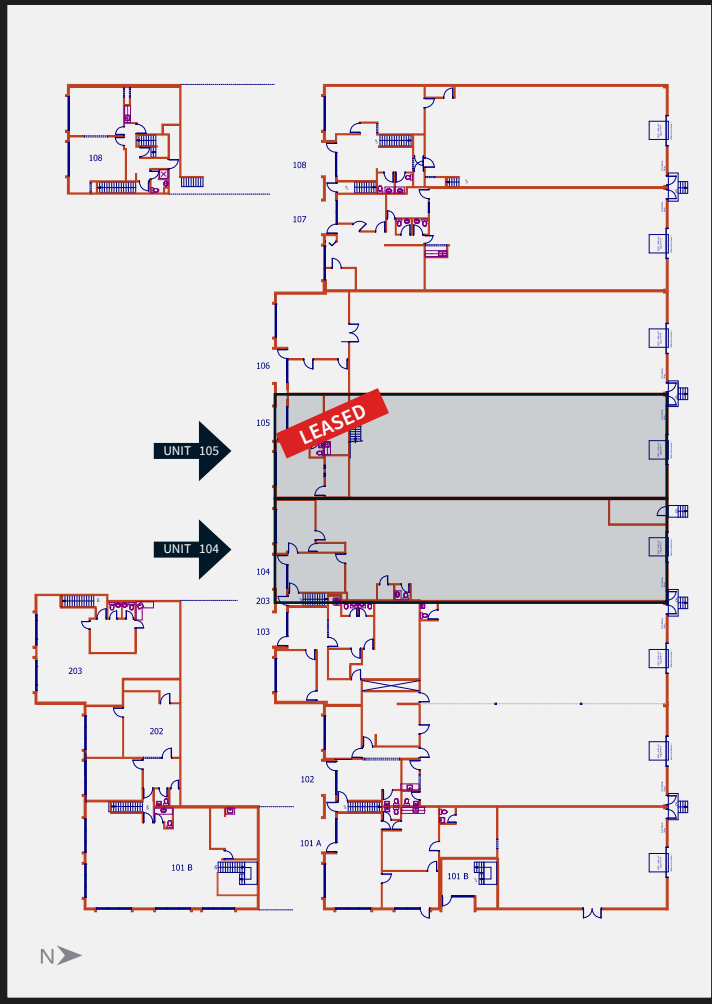
*All measurements are approximate and should be verified by the Tenant.

 **ASKING LEASE RATE:**
\$24.00 PSF Net

 **ADDITIONAL RENT:**
\$7.92 PSF

BUILDING FEATURES

- ✓ 18’ clear ceiling height
- ✓ One (1) dock loading door with leveller(Per unit)
- ✓ Proactive management
- ✓ Ample parking
- ✓ Ample truck court room for up to 53’ trailers
- ✓ Attractive landscaping
- ✓ Pylon signage available





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