



For
Lease

Ground Level Office/Warehouse
Unit with Dock Loading

Unit 104

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

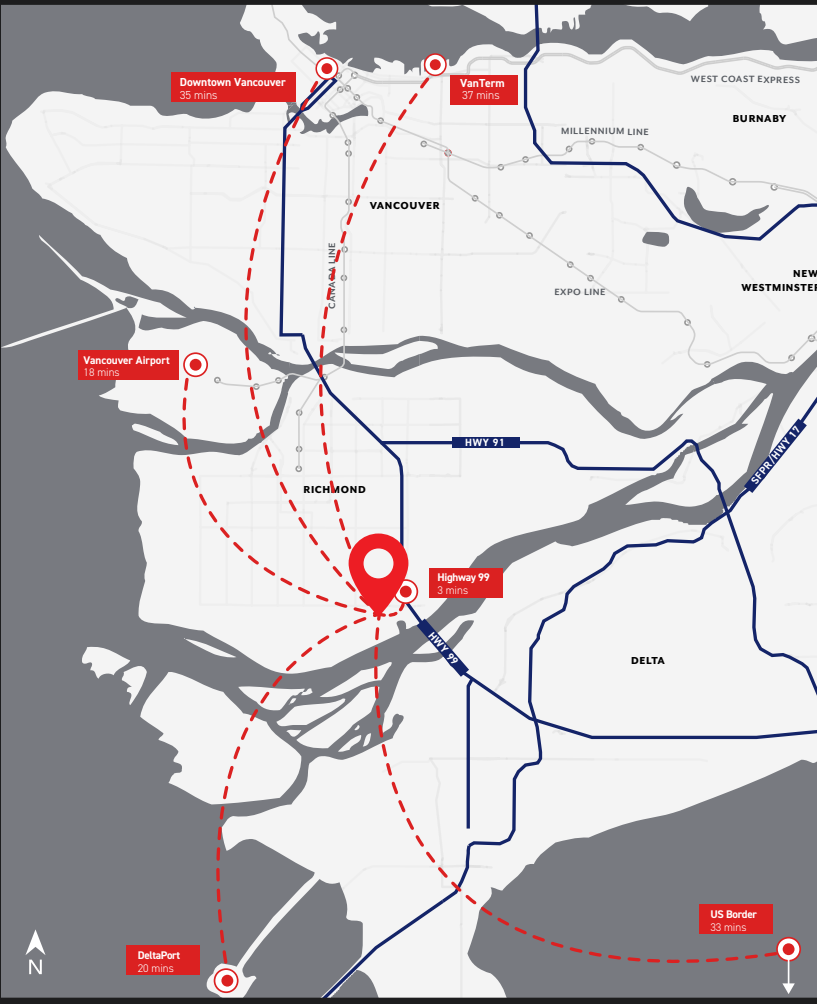
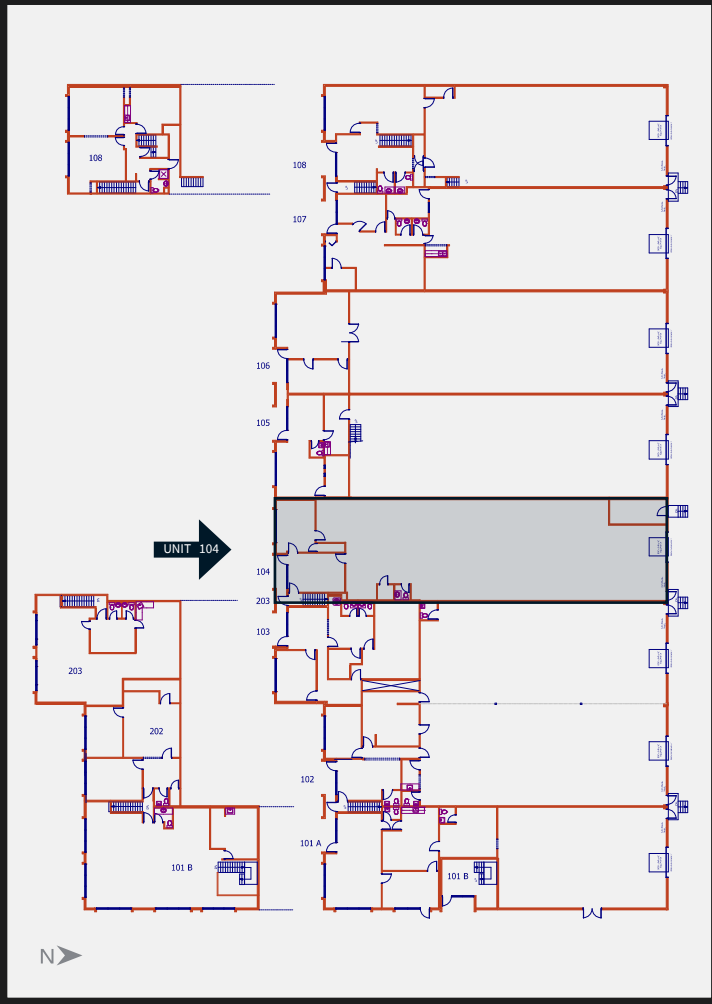
*All measurements are approximate and should be verified by the Tenant.

 **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
- ✓ Proactive management
- ✓ Ample parking
- ✓ Ample truck court room for up to 53’ trailers
- ✓ Attractive landscaping
- ✓ Pylon signage available





Mark Callaghan
Associate Vice President
+1 604 803 5620
mark.callaghan@jll.com



Stefan Morissette*
Senior Vice President
+1 604 657 0801
stefan.morissette@jll.com
*Personal Real Estate Corporation



Jeshin Toor
Licensed Brokerage Coordinator
+1 604 998 6133
jeshin.toor@jll.com



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

