

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	Ground Floor	Second Floor	Total	Availability
101 A 101 B	3,832 SF	1,899 SF	5,731 SF	April 1st, 2024

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



ASKING LEASE RATE: \$17.00 PSF



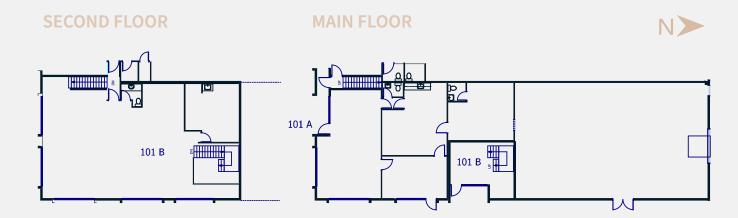
ADDITIONAL RENT(2024): \$7.98 PSF + 5% management fee

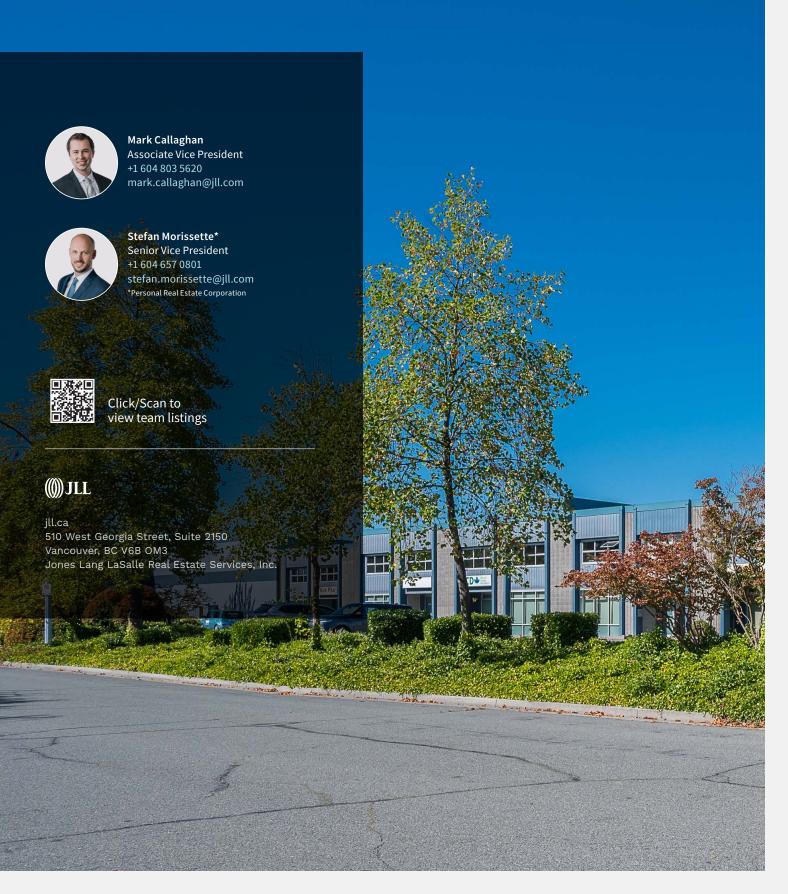
BUILDING FEATURES

- 18' clear ceiling height
- One (1) dock loading door with leveller
- Proactive management
- **⊘** Ample parking
- Ample natural light
- Ample truck court room for up to 53' trailers
- Attractive landscaping
- Pylon signage available
- Recently improved office space









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