



For
Lease

**5,731 SF Corner Unit
Office/Warehouse with Dock Loading**

Units 101 A & 101 B

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	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

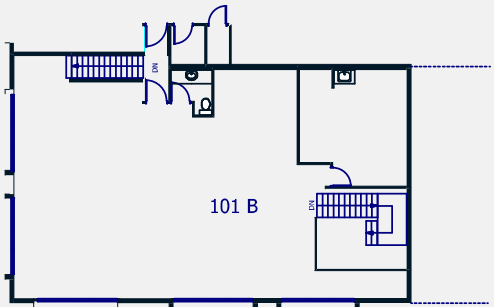
 **ADDITIONAL RENT(2024):**
\$7.98 PSF + 5% management fee

BUILDING FEATURES

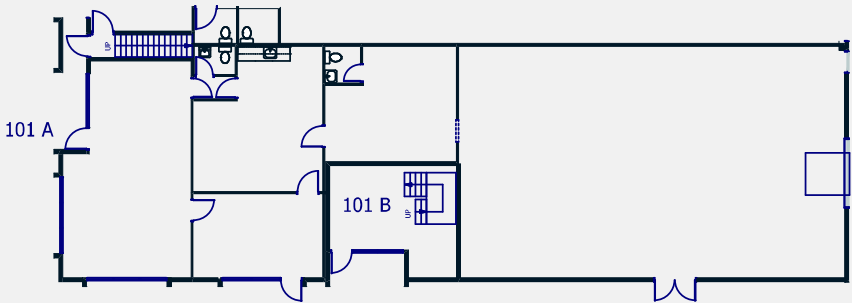
- ✓ 18’ clear ceiling height
- ✓ One (1) dock loading door with leveller
- ✓ Proactive management
- ✓ Ample parking
- ✓ Ample natural light
- ✓ Ample truck court room for up to 53’ trailers
- ✓ Attractive landscaping
- ✓ Pylon signage available
- ✓ Recently improved office space



SECOND FLOOR



MAIN FLOOR





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



Click/Scan to
view team listings



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