

11371 COPPERSMITH WAY RICHMOND For Lease

27,172 SF
WAREHOUSE & OFFICE
SPACE WITH
DOCK & GRADE
LOADING



Highlights



LEASE RATE
\$17.95 PSF



ADDITIONAL RENT
\$6.57PSF
+5% management fee



AVAILABLE
Immediately



CEILING HEIGHT
20' - 24'



LOADING
(3) dock and (2) grade doors



ZONING
IL



SPRINKLERS
ESFR sprinkler system



HEATER, HVAC
**Gas-fired unit heaters in
warehouse, HVAC in office**



CONSTRUCTION
Concrete tilt-up



PARKING
Ample parking



NEIGHBOURHOOD
**Close proximity to
amenities and transit**



YARD
Fenced yard



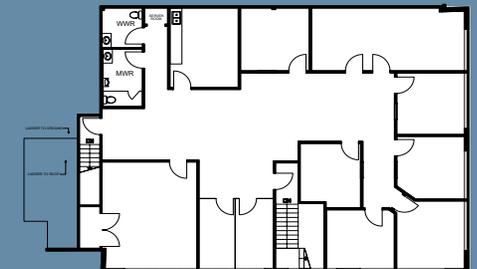
LIGHTING
Upgraded with new LED lighting



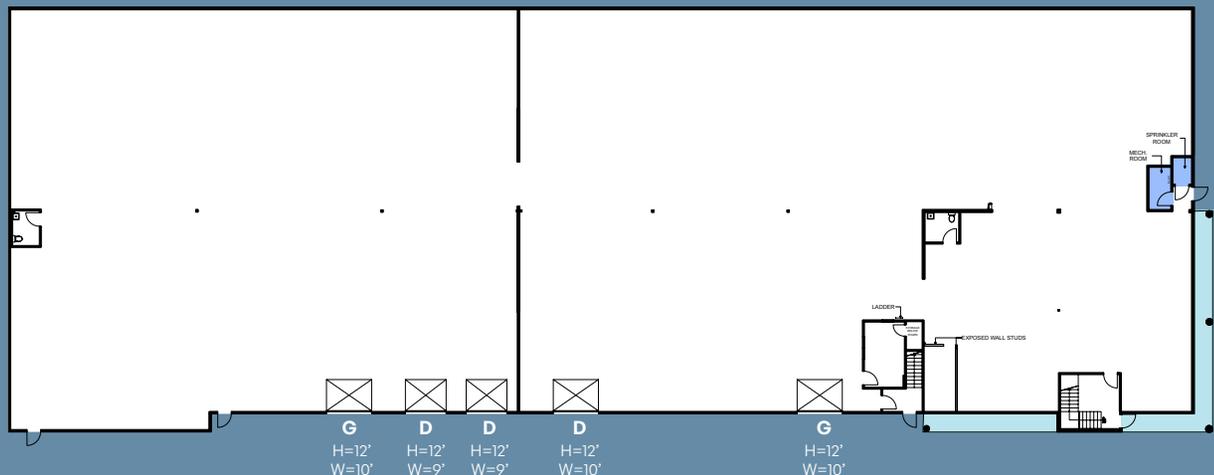
Available Area

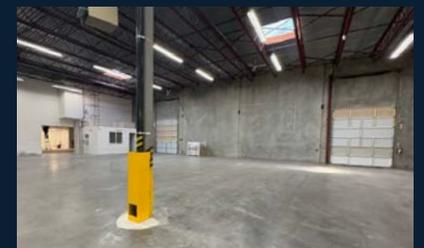
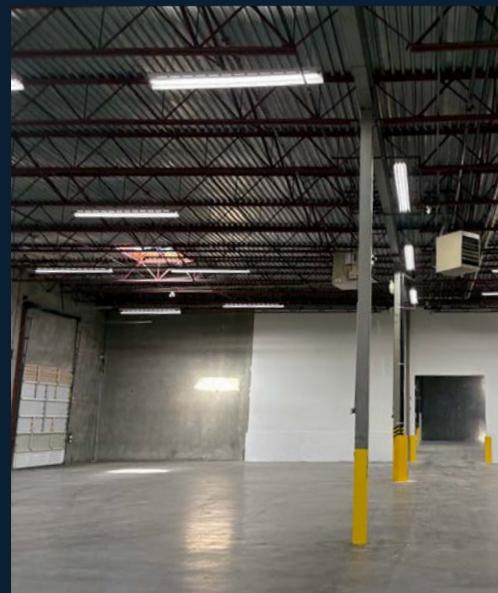
Upstairs office	3,267 SF
Warehouse	23,905 SF
Rentable Area	27,172 SF

Second Floor



Main Floor





11371 Coppersmith Way is located in the Riverside Industrial Park, just south of Steveston Highway. Situated adjacent to the Ironwood and Coppersmith Corner Shopping Centres, Riverside Industrial Park is home to many high profile companies, exceptional restaurants, shopping and public transit are within walking distance.





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