

11371 COPPERSMITH WAY RICHMOND For Lease

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



Highlights



LEASE RATE
\$19.95 PSF



ADDITIONAL RENT
\$7.51 PSF
+5% management fee



AVAILABLE
August 1, 2025



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



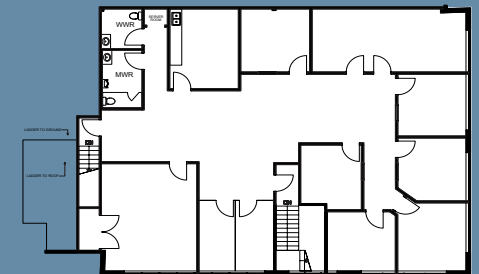
YARD
Fenced yard



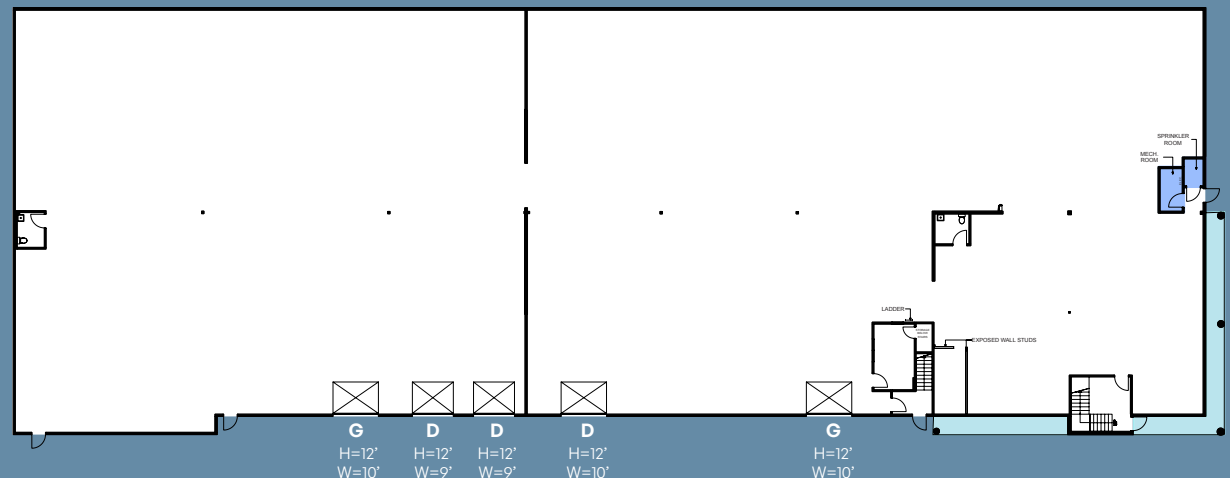
Available Area

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.



CLICK/SCAN TO
View Team Listings



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