

**AVISON
YOUNG**

For Lease

**Unit 102 - 11220 Horseshoe Way
Richmond, BC**



Avison Young is pleased to present an opportunity to lease 10,950 sf of highly functional warehouse and office space located in Richmond's prestigious Ironwood Industrial Park

Ron J. Emerson*, Vice President
604 260 3997
ron.emerson@avisonyoung.com
**Ron J. Emerson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Gord Robson Personal Real Estate Corporation*

Property details

ADDRESS

#102 - 11220 Horseshoe Way, Richmond

PID

000-564-095

LEGAL DESCRIPTION

LOT 45 SECTION 1 BLOCK 3 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 56980

ZONING

IB-1 (Industrial Business Park)

YEAR BUILT

1982

RENOVATIONS

Substantial renovation to be completed in 2026
*Please contact listing agents for further details

UNIT 102

Ground Floor:	9,545 sf
2nd Floor Mezzanine:	1,405 sf
Total:	10,950 sf

*To be confirmed with a measurement survey after renovation

ASKING RATE

\$19.25 psf, per annum

ADDITIONAL RENT

\$5.24 psf, per annum (2026)

AVAILABILITY

September/October 2026

Opportunity

This 10,950 sf warehouse and flex office unit offers an efficient layout suitable for a wide range of users. Featuring two dock-level loading doors, this space supports seamless shipping and receiving operations.

Located in Richmond's sought-after Ironwood area, the property benefits from close proximity to retail, food, and service amenities, enhancing employee convenience. The unit's versatile configuration and strategic location make it ideal for businesses seeking a functional and well-connected facility.









Location

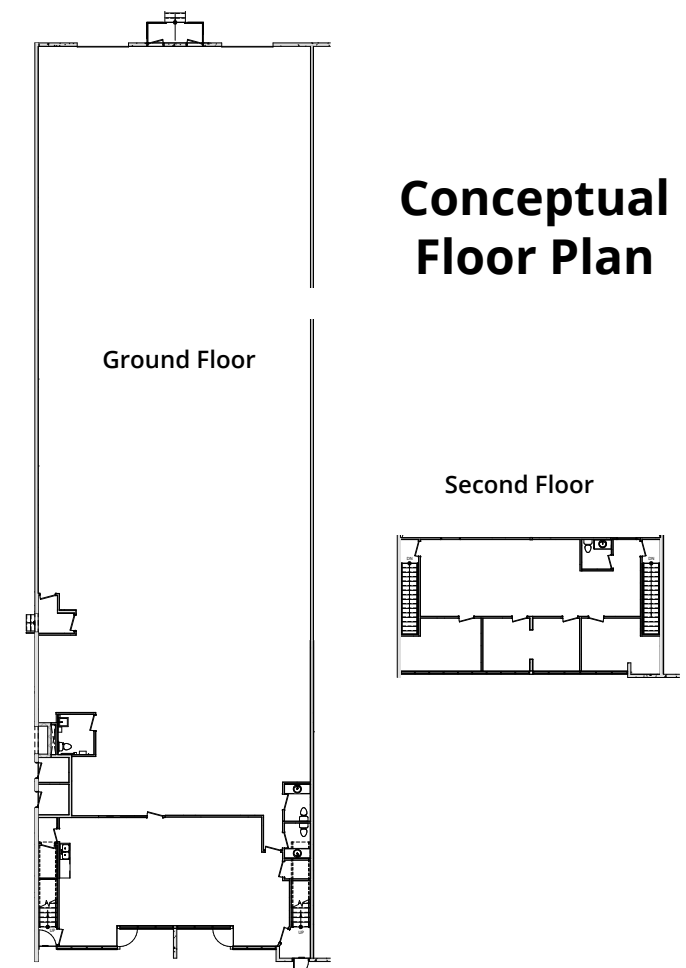
11220 Horseshoe Way is ideally positioned within the prestigious Ironwood Business Park in beautiful South Richmond, one of Metro Vancouver's most sought-after industrial hubs. Strategically located just south of Steveston Highway and west of No. 5 Road, the property is surrounded by leading national and international occupiers including Panasonic, Gordon Food Services, and London Drugs, reinforcing the area's strong business appeal.

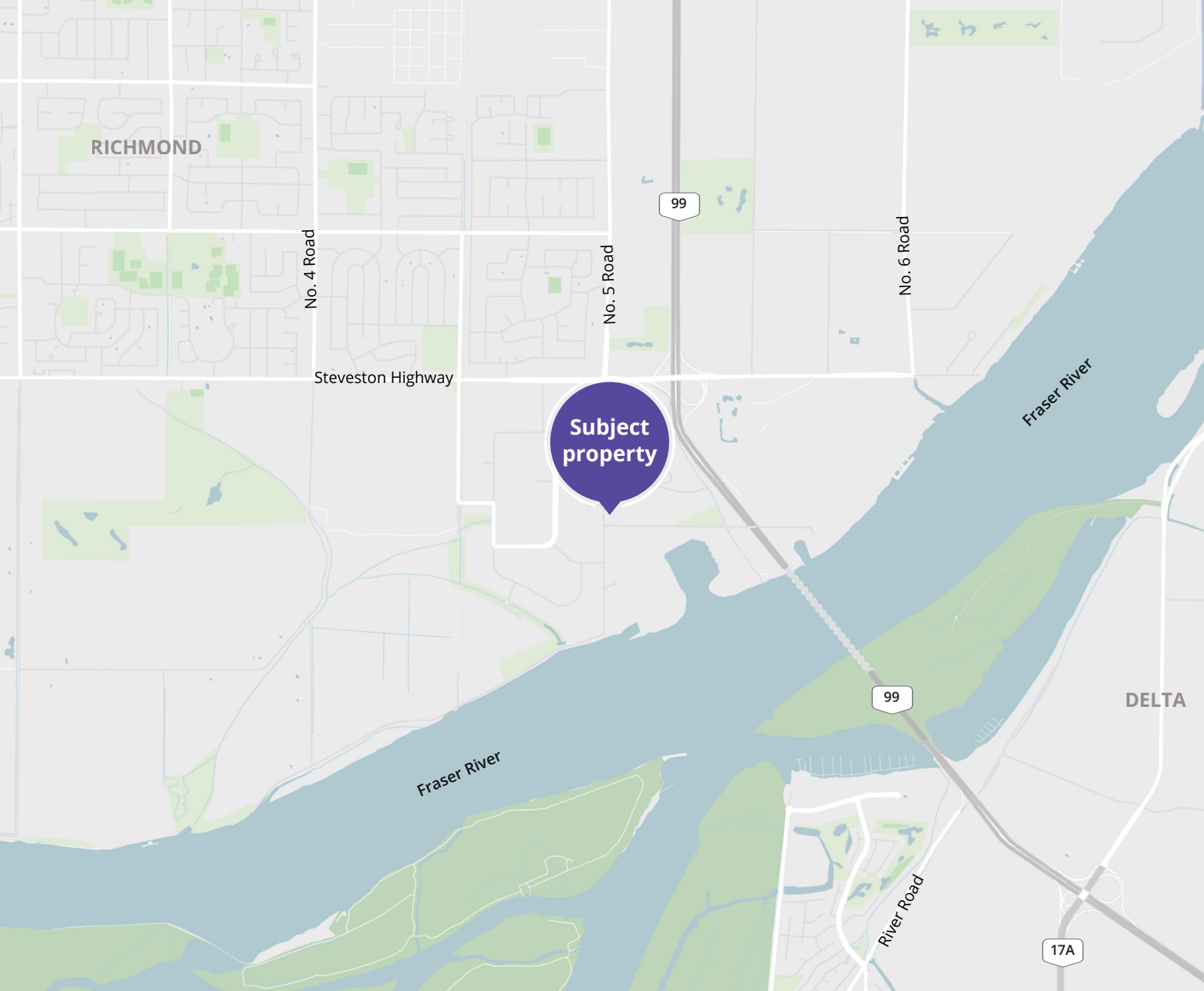
This exceptionally connected location provides seamless access to the U.S. border, Vancouver International Airport, Downtown Vancouver, and Delta via Highway 99, while the South Fraser Perimeter Road (Highway 17) is less than a 10-minute drive, ensuring efficient regional distribution and logistics.



Property highlights

-  Two (2) dock-level loading doors
-  Approximately 19' 5" ceiling heights
-  3-phase power provided
-  HVAC in office area
-  Washrooms on ground and second level
-  Fully sprinklered
-  Ample parking on site
-  Close proximity to public transit and major infrastructure routes





Drive Times

06 minutes to Highway 99

11 minutes to Highway 91

12 minutes to Highway 17

12 minutes to Richmond Center

10 minutes to KnightStreet Bridge

16 minutes to YVR

25 minutes to Downtown Vancouver

For more information or to book a tour, please contact:

Ron J. Emerson*, Vice President
604 260 3997

ron.emerson@avisonyoung.com

**Ron J. Emerson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869

ilya.t@avisonyoung.com

Gord Robson*, Principal
604 647 1331

gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**
Platinum member