

For sale/lease

1175 - 11871 Horseshoe Way, Richmond

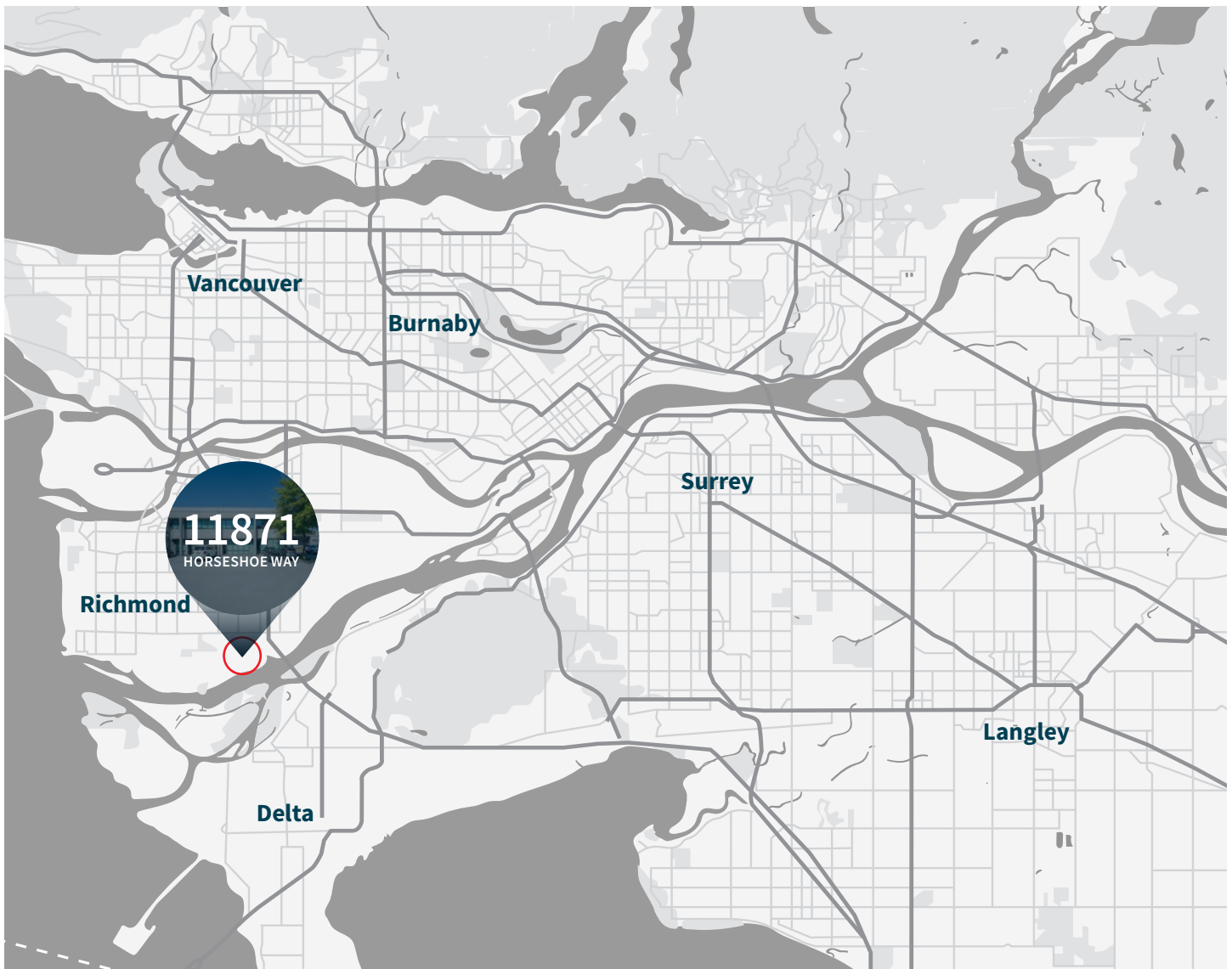
2,240 SF – 3,289 SF Warehouse &
Office Unit with Dock Loading

Property Highlights

- One (1) dock loading door
- 19’ clear ceiling height in warehouse
- Ample parking
- Gas-fired heaters
- Fully sprinklered
- Concrete tilt-up
- Professionally finished office space
- IB-1 zoning (Industrial Business Park)
 - Allowing general industrial uses and outright office uses

Ground Floor	2,240 SF
Second Floor	1,049 SF
Total Available Area	3,289 SF
Sale Price	\$1,480,000
Lease Rate	\$17.95 PSF
Additional Rent	\$6.25 PSF (2026)
Available	Immediate





For sale/ lease

1175 - 11871 Horseshoe Way
Richmond, BC

Casey Bell*

Executive Vice President
+1 (604) 340 3173
Casey.Bell@jll.com

Jonathan Jassebi*

Vice President
+1 (778) 883 8667
jonathan.jassebi@jll.com

click/scan to
view team listings



Copyright© Jones Lang LaSalle IP, Inc. 2024

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., license # 5674-7835-01. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

*Personal Real Estate Corporation