

UNIT AT 11920 FORGE PLACE, RICHMOND
NEWLY BUILT WAREHOUSE – DOCK & GRADE LOADING

**FOR
LEASE**



WILLIAM | WRIGHT

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OVERVIEW

Located in the newly built Forge Landing in South Richmond, this 7,022 SF unit features a 5,541 SF ground-floor warehouse with 28' ceiling height, one (1) dock-level loading door, one (1) grade-level loading door, a washroom, and a loading area with ample truck maneuverability. The 1,481 SF second-floor mezzanine provides additional space for office use.



PROPERTY FEATURES



28' clear ground floor ceiling height



One (1) dock-level loading door
One (1) grade-level loading door



Ample truck maneuverability in loading area



Convenient access to Highway 99 and Steveston Highway



SALIENT FACTS

LEASABLE SIZE

Ground: ± 5,541 SF

Mezzanine: ± 1,481 SF

Total Area: ± 7,022 SF

PARKING

5 parking stalls

ZONING

IB1

BASIC RENT

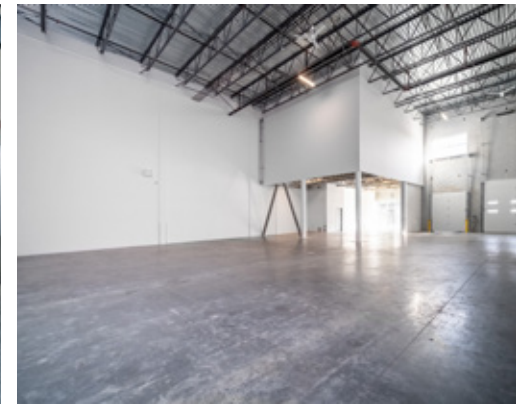
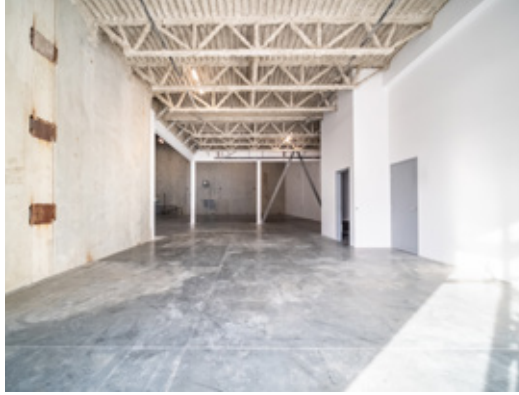
Contact Listing Agents

ADDITIONAL RENT

\$6.90/FT

CEILING HEIGHT

28'



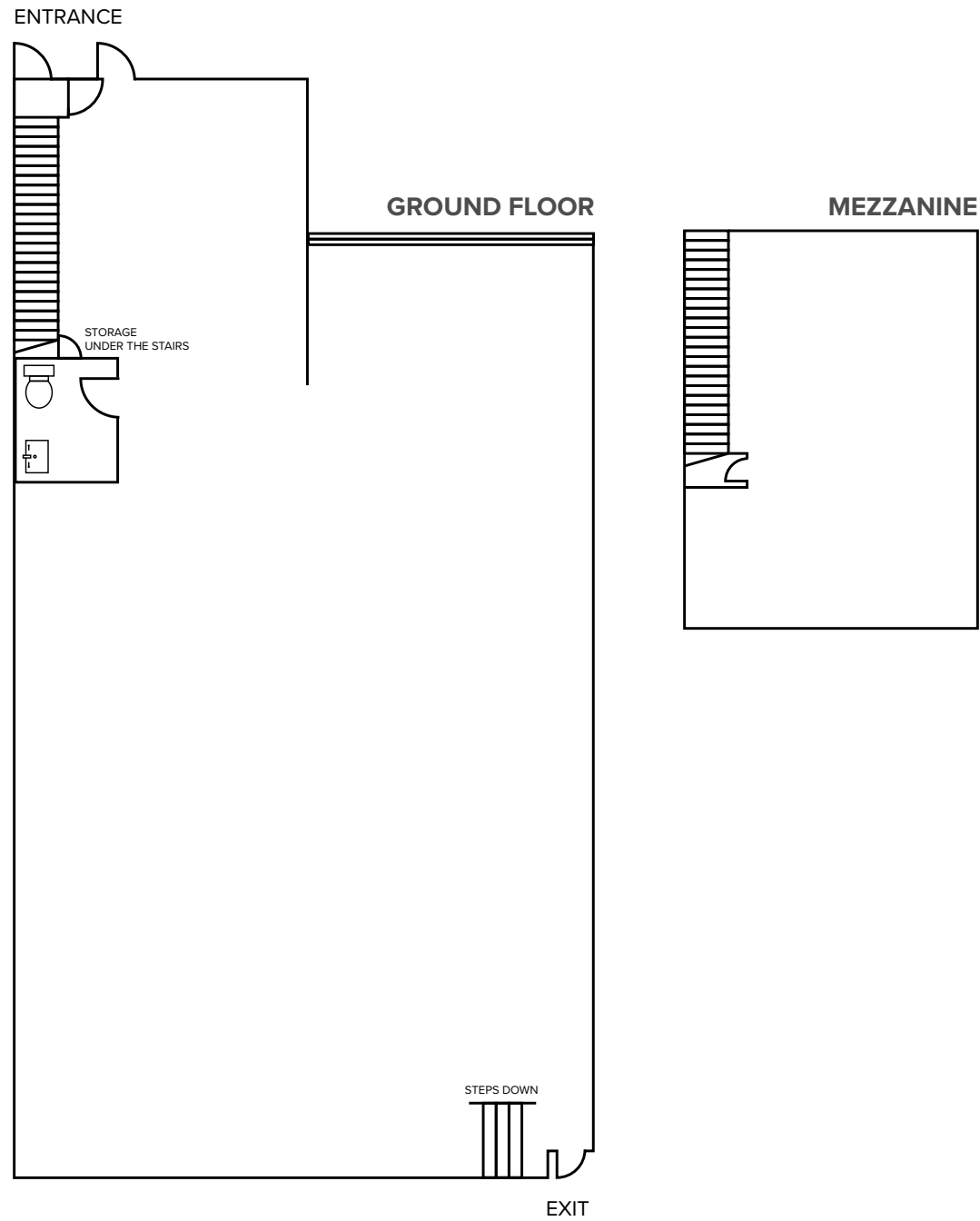
FLOORPLAN

LEASABLE SIZE

Ground: ± 5,541 SF

Mezzanine: ± 1,481 SF

Total Area: ± 7,022 SF



Disclaimer: This floorplan is for illustrative purposes only, it is not drawn to scale.



LOCATION

The subject property is just minutes from Steveston Highway and Highway 99, providing direct access to Vancouver International Airport (YVR), Metro Vancouver, and the U.S. border via Highway 17. A key advantage of this location is its proximity to Ironwood Plaza, a major retail and commercial center. Ironwood Plaza offers a wide range of amenities, including grocery stores, restaurants, banks, and various retail shops, providing convenience for employees and businesses operating in the area.

FOR MORE INFORMATION CONTACT

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