

FOR SALE

12360 Trites Road, Richmond, B.C.

FREESTANDING INDUSTRIAL BUILDING WITH YARD IN STEVESTON

4,084 SF IMPROVEMENTS | 1.00 AC LOT | EXCESS REAR YARD



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OPPORTUNITY

Presenting 12360 Trites Road, a rare opportunity to acquire a freestanding industrial building with rear yard situated in the heart of Steveston, Richmond. This well-positioned property features 4,084 SF of office and warehouse space along with a rear yard. The Light Industrial (IL) zoning can accommodate a large range of uses including but not limited to manufacturing, auto repair, recycling depot, warehousing, daycare, and associated office.

Located in Steveston Village, the heart of Richmond's desirable Steveston neighbourhood, the property offers excellent access to No. 1 Road and Steveston Highway, and is within walking distance to numerous restaurants, cafés, retailers, services and amenities. It also stands to benefit from the continued residential densification and population growth in Richmond.

PROPERTY HIGHLIGHTS



4,084 SF Freestanding Industrial Building with Yard



1.00 Acre Lot



HVAC-Serviced Office Space



Prime Steveston Village Location



Asking Price: Contact Agent



PROPERTY DETAILS

Civic Address:	12360 Trites Road, Richmond, B.C.
Legal Description:	SOUTH HALF LOT 148 SECTION 12 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 38949
PID:	008-550-816
Lot Size (ac):	1.00 Acre
Improvements:	4,084 SF
Warehouse Clear Height:	15'
Power	3-Phase
Loading:	1 x Grade Loading (12' x 10')
Parking:	Ample
Zoning:	IL - Light Industrial
Notable Permitted Uses:	<ul style="list-style-type: none">• Manufacturing• Warehousing• Recycling Depot• Auto Repair• Day Care• Commercial Vehicle Parking
Year Built:	1972
Property Taxes (2025):	\$44,863.15
Asking Price:	Contact Agent









FLOOR PLAN



AREA OVERVIEW

Located in Steveston Village, the heart of Richmond’s desirable Steveston neighbourhood, the property offers convenient access within one of Metro Vancouver’s most established waterfront communities. Positioned near No. 1 Road and Steveston Highway, the property provides efficient connectivity throughout Richmond and to the broader Metro Vancouver region. The surrounding neighbourhood is characterized by strong local retail and restaurant amenities, ongoing residential development, and an expanding population base, making this a highly attractive location for businesses seeking visibility, accessibility, and long-term growth potential.

AMENITIES

-  Gas
-  Transit
-  Hotels
-  Restaurants
-  Coffee
-  Retail



PHOTOS



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