

For Sale or Lease

Freestanding Low Site Coverage Warehouse

12380 Horseshoe Way, Richmond, B.C.

61,573 SF Dock and Grade Loading Building on 3.75 Acres





The Opportunity

CBRE is pleased to present the opportunity to acquire or lease 12380 Horseshoe Way, a **61,573 SF freestanding industrial facility situated on 3.75 acres** in South Richmond’s Riverside Industrial Park, offering efficient access to Highway 99 and nearby logistics nodes including YVR, Deltaport, and GCT Vanterm. The property design is versatile for many different types of operations and includes **20’ clear height, 4 dock & 4 grade doors (potential to add more), full drive around capacity, secure yard/loading court, and 3 phase electrical service at 800A 347/600V**. For users or investors alike, the property provides near term income with a strong tenant until February 28, 2027 and leaves runway for move in planning and/or lease up strategy.

Salient Details

12380 Horseshoe Way, Richmond
ADDRESS

\$239,765.19
PROPERTY TAXES (2025)

3.75 Acres
LAND SIZE

March 1, 2027
AVAILABLE FOR OCCUPANCY

3,973 SF 57,600 SF
OFFICE SIZE WAREHOUSE SIZE

Leased To February 28, 2027
EXISTING LEASE TERM

61,573 SF
TOTAL BUILDING SIZE

\$5.50 PSF
OPERATING COSTS (2026 EST.)

37.7%
SITE COVERAGE

\$33,990,000 (\$552/SF)
SALE PRICE

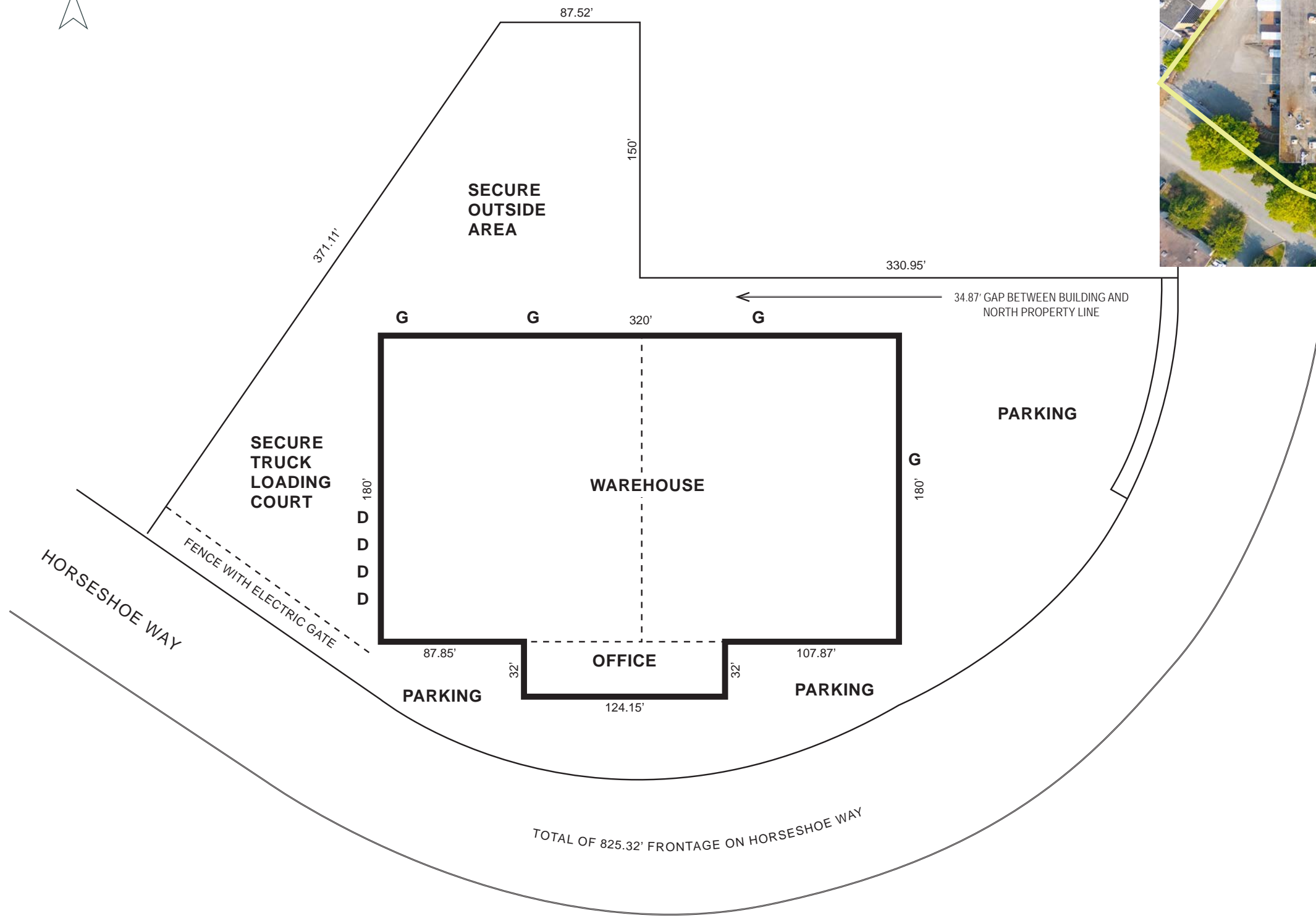
IB1 (Industrial Business Park)
ZONING

\$18.00 PSF \$4.00 PSF
BUILDING LEASE RATE EXTRA LAND LEASE RATE

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Site Plan

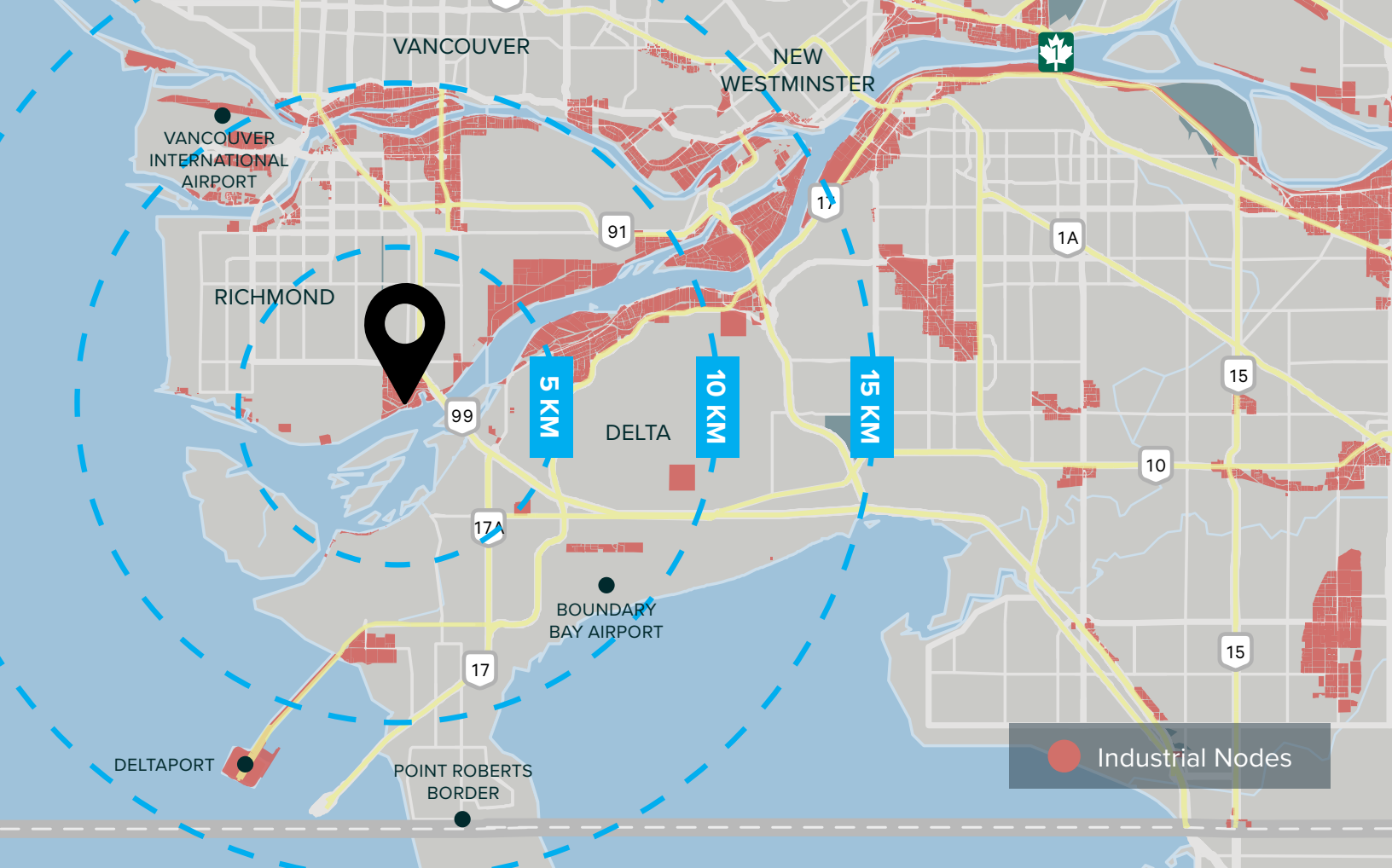
*Site Plan dimensions may not be exactly as shown.
Not to scale.



Property Features

- + Tilt-up concrete construction
- + Built in 1984 and expanded in 1989
- + 20' clear warehouse ceiling height
- + 4 dock doors with levellers
- + 4 grade level loading doors
- + Fully sprinklered
- + 347/600 volt, 800 amp, 3 phase, 4 wire electrical service
- + 40' x 30' column spacing
- + Secure truck loading court
- + Full drive around capability

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Drive times

14 MINS

BOUNDARY BAY AIRPORT

16 MINS

VANCOUVER INTERNATIONAL AIRPORT

16 MINS

RICHMOND CITY CENTRE

22 MINS

DELTAPORT

26 MINS

POINT ROBERTS BORDER

38 MINS

GCT VANTERM

Contact Us

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CBRE

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