

FOR LEASE | INDUSTRIAL

KNIGHTSBRIDGE BUSINESS PARK

13200 DELF PLACE
RICHMOND, BC

Discover Your Next Industrial Space
Found In The Heart of Richmond

LENIA CALICO

Senior Leasing Manager

604 220 9519 | lcatico@warringtonpci.com







wpm WARRINGTON PCI
MANAGEMENT

FOR LEASE

13200 DELF PLACE

Knightsbridge Business Park is a prominently located "A" Class business park situated on 14.66 acres in Richmond, B.C. The Site is comprised of seven single-storey, tilt up concrete, flex industrial buildings ideally situated on the west side of Knight Street between Cambie Street and Westminster Highway within Richmond's thriving Crestwood Industrial District.

BUILDING FEATURES

-  Tilt-up concrete construction building (new roof)
-  108 parking stalls for office tenants and visitors
-  Mixed-use zoning for a variety of business types (IB1 Zoning)
-  Nearby Restaurants: Tim Hortons, Boy With a Knife Grill and Red Garden Cafe
-  EV charging stations and bike racks on site
-  High Ceiling Heights



AVAILABLE SPACE

UNIT	AREA	AVAILABILITY
130	6,841 SF	Available Now

LEASING RATES

BASIC RENT

Contact Listing Agent

OPERATING COST & TAXES (2025)

\$8.89 / SF*

* plus 4% management fee



Knightsbridge Business Park

13200
Knightsbridge Business Park

100
130 Lucid Vision Labs Inc.
180 Nissan Canada

13140

Symcor

13155

220 Corvus Energy
250 Shearwater Research

13200

100
130 Lucid Vision Labs Inc.
180 Nissan Canada

13211

601
610 Wing Wing Garments Ltd.

13231

501

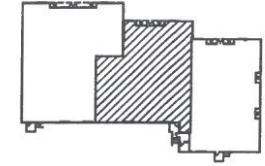
13251

406 Biolytical Laboratories Inc.

13260

100 Kanata Blanket Company
100 Superior Decorating
150 Kemetco Research Inc.





FOR LEASE

13200 DELF PLACE

Unit 130

Available Immediately

6,841 SF

#130 - 13200 DELF PLACE

FLOOR AREA (APPROX.):

OFFICE / TECH ROOM / FACILITIES: 4,739 SF

*WAREHOUSE: 2,102 SF

TOTAL: 6,841 SF

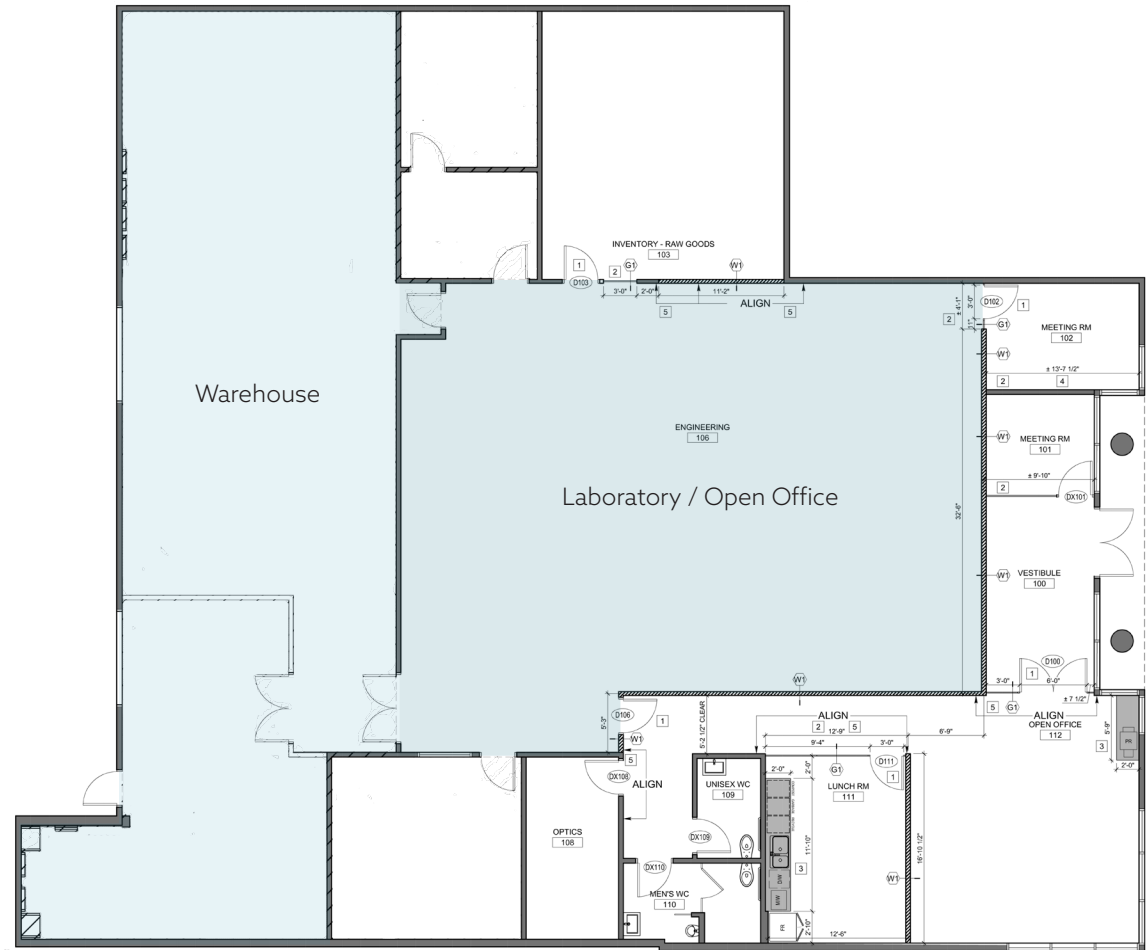
Warehouse Ceiling Height: 22' Clear

Electric Panel: 400 amps

- Panel A: 225 amps/3 Phase
- Panel B: 225 amps/3 Phase

Built-out as office and lab with multiple offices, meeting rooms, kitchen, open lab area and warehouse. Two dock doors available.

*Warehouse can be expanded



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Knightsbridge Business Park is in the heart of Richmond's East Cambie neighborhood, offering a strategic and accessible location for businesses seeking modern industrial and office space. With proximity to major transportation routes and transit hubs—including Bridgeport, Aberdeen, and Lansdowne Stations within a 3-mile radius—it's a well-connected hub for commerce and collaboration.

ACCESSIBILITY SCORE


WALK SCORE
50

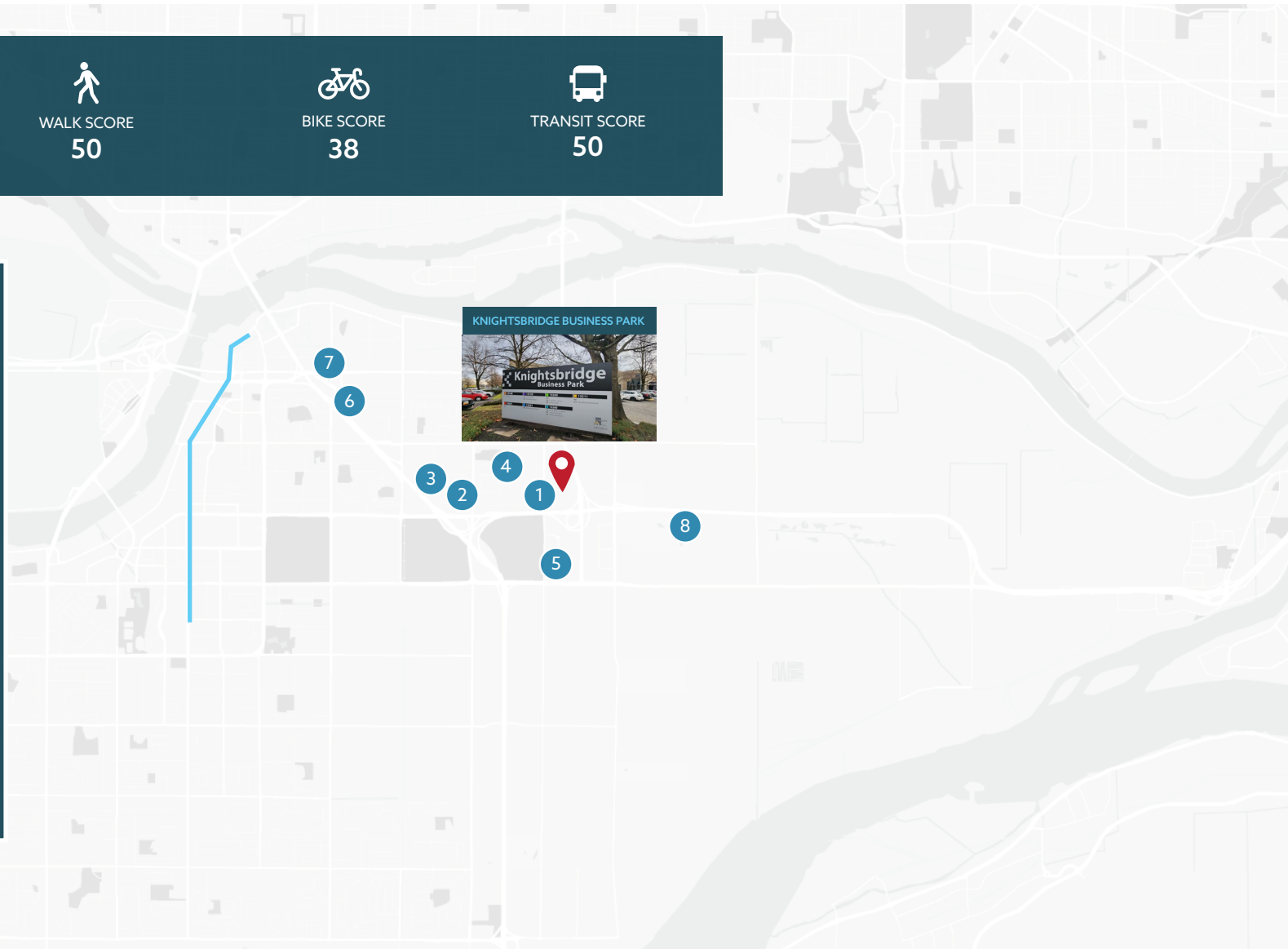

BIKE SCORE
38


TRANSIT SCORE
50

LEGEND

1. Tim Hortons
2. L.A. Chicken
3. Continental Seafood Restaurant
4. Cambie Community Centre
5. OpenRoad Richmond
6. Sandman Hotel & Resort
7. Moxies Restaurant
8. Mayfair Lakes Golf Club

 Canada Line





Warrington PCI Management

#300 - 1030 West Georgia Street
Vancouver, BC, V6E 2Y3

www.warringtonpci.com

CONTACT

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