

For Sublease I

#102, 103, 202 & 203
11471 Blacksmith Place
Richmond, BC

Opportunity to sublease a 10,926 sf warehouse with office space located within Riverside Industrial Park



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**AVISON
YOUNG**

For Sublease








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Richmond, BC



Opportunity

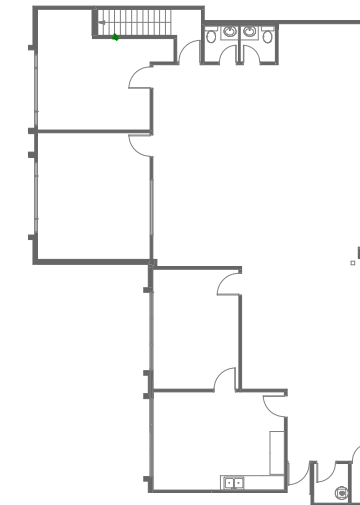
Avison Young is pleased to offer for sublease a high-exposure warehouse opportunity totaling 10,926 sf in South Richmond. The units feature functional mezzanine office space, flexible IB-1 zoning, 19' clear ceiling height, two dock doors, and designated parking, making it well suited for a wide range of industrial users at below market rates. Prominently positioned at the intersection of Horseshoe Way and Blacksmith Place, the property benefits from excellent visibility and convenient access to key transportation routes in an amenity rich neighbourhood.

Property features

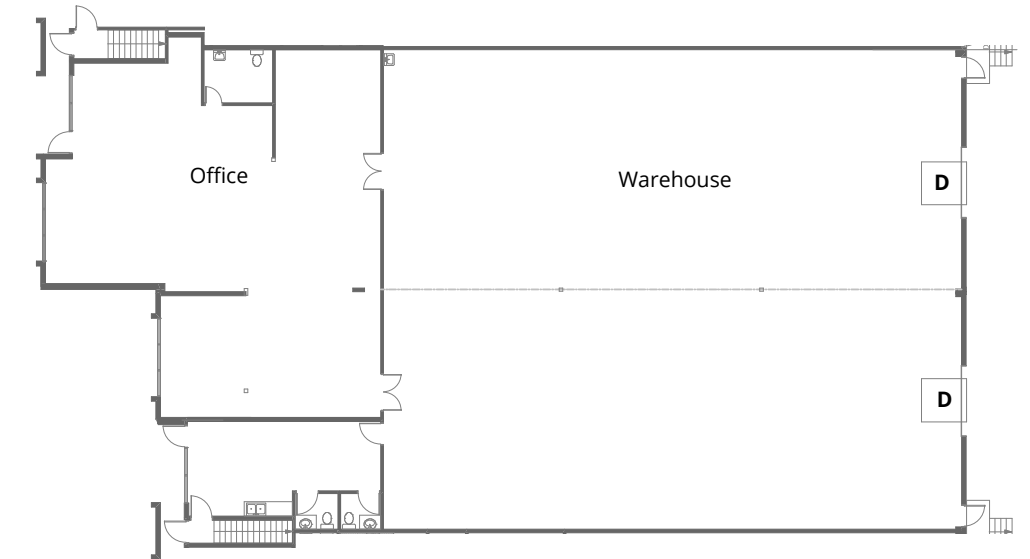
-  19' clear ceiling height
-  Two (2) dock level loading doors
-  Truck maneuvering room for up to 53' trailers
-  Designated parking
-  Private offices, lounge, and kitchen/ lunchroom in mezzanine
-  Five (5) washrooms
-  Professionally owned and managed by Hungerford Properties

Site plan

MEZZANINE



GROUND FLOOR



D = Dock level loading

Property details

AVAILABLE AREA

Ground floor	8,900 sf
Mezzanine	2,026 sf
Total	10,926 sf

**All measurements and the site plan are to be verified by the subtenant.*

ZONING

IB-1 Industrial Business Park Zone

SUBLEASE RATE

\$15.95 psf, net

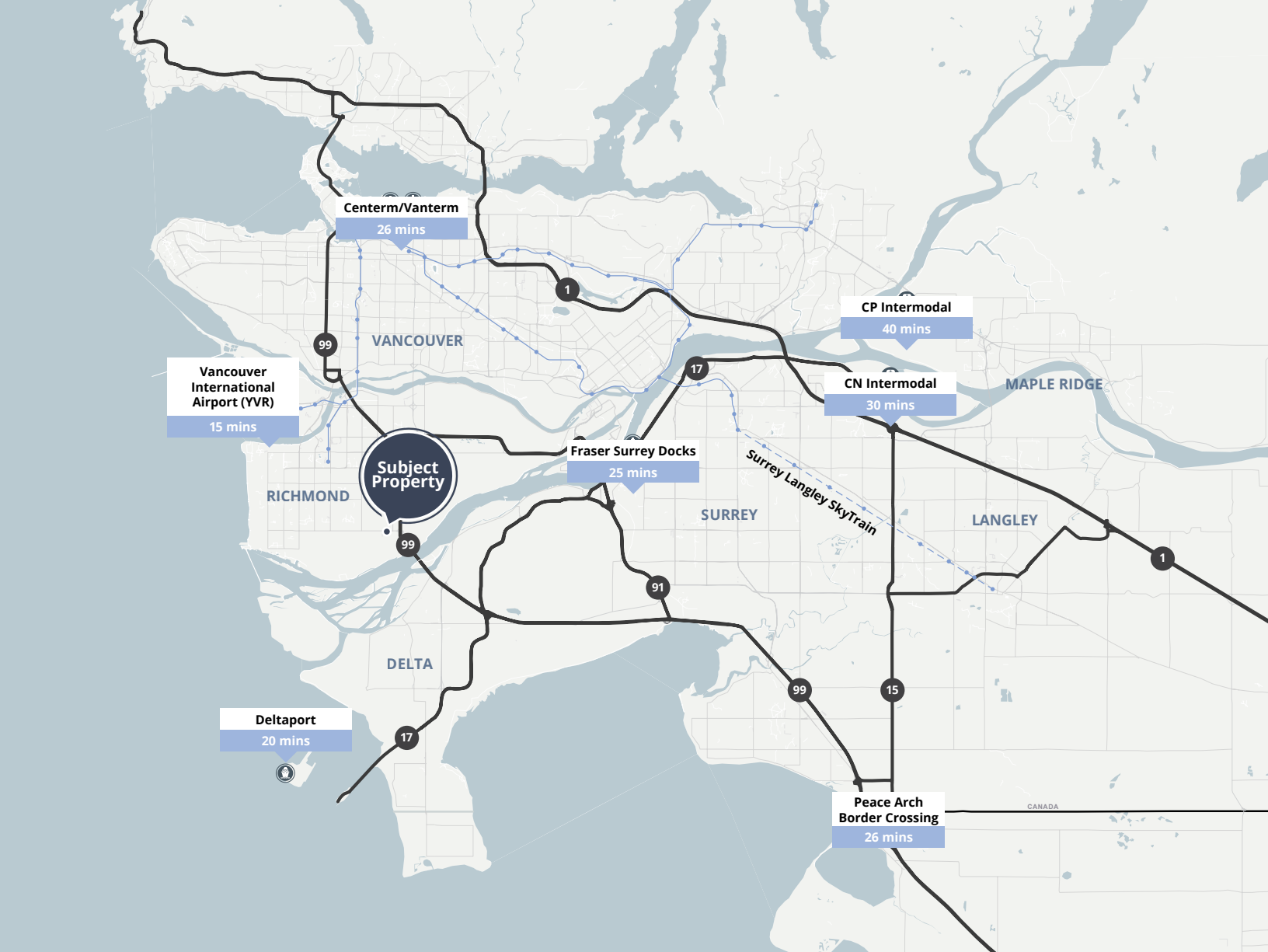
ADDITIONAL RENT

\$8.39 pst (2026 est.)
+ management fee

AVAILABILITY

June 1, 2026 until October 30, 2028





LOCATION

The property is ideally positioned in South Richmond's Riverside Industrial Park, just south of Steveston Highway and west of No. 5 Road. Surrounded by established businesses including Panasonic, Gordon Food Services, and London Drugs, the property offers exceptional connectivity with quick access to Highway 99, the U.S. border, Vancouver International Airport, and Downtown Vancouver. Highway 17 (South Fraser Perimeter Road) is also less than 10 minutes away.

DRIVE TIMES

Highway 99	3 minutes
George Massey Tunnel	5 minutes
Highway 91A	12 minutes
Knight Street Bridge	12 minutes
Vancouver International Airport	15 minutes
Highway 17 (SFPR)	15 minutes
Trans-Canada Highway	30 minutes

Contact for more information

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