

FOR LEASE

**11928
MACHRINA
WAY**

RICHMOND, BC

**NEW DISTRIBUTION
WAREHOUSE SPACE**

Units Ranging from
12,840 SF to 59,387 SF



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CBRE

Industrial | Up to 59,387 SF of Warehouse Space

11928 Machrina Way, Richmond, BC

THE OPPORTUNITY

CBRE Limited is pleased to present 11928 Machrina Way — an opportunity to lease up to 59,387 square feet of brand-new industrial space on the corner of Machrina Way and No. 5 Road in South Richmond. Located on an expansive 1.98-acre site, the development includes a 59,387 square foot building, demisable into 4 units starting at 12,840 square feet. The units will come equipped with 32' clear ceiling height, 1 grade and 2 dock loading doors, 500 lbs. per square foot floor load capacity, and 3-phase, 800A @ 600V electrical power service (with the potential to upgrade to 1600A). The Industrial Business Park (IB1) zoning permits a wide range of allowable business uses including outright office, warehouse, and childcare. Businesses will benefit from efficient access to both Steveston Highway and Highway 99 as well as close proximity to Vancouver International Airport.



12,840 SF - 59,387 SF
Available November 2025

Market Snapshot

The only new opportunity for warehouse lease development in the Riverside Industrial Park in the past decade.

Most of the available space is older low ceiling industrial as the majority of industrial users now require at least 30' clear height.

 **3 MIN**
IRONWOOD PLAZA

 **4 MIN**
VANCOUVER-BLAIN HIGHWAY

 **13 MIN**
YVR

 **19 MIN**
DELTAPORT

 **23 MIN**
DOWNTOWN VANCOUVER

 **26 MIN**
US/CANADA BORDER

PROPERTY DETAILS

LAND SIZE	1.98 Acres
BUILDING SIZE	Main Floor 47,613 SF
	Mezzanine 11,766 SF
	Total 59,387 SF

LEASE RATE	By Proposal
ADDITIONAL RENT	Budgeted at \$6.00 per SF for 2025 <i>*Includes a 3% management fee</i>
DATE AVAILABLE	November 1, 2025



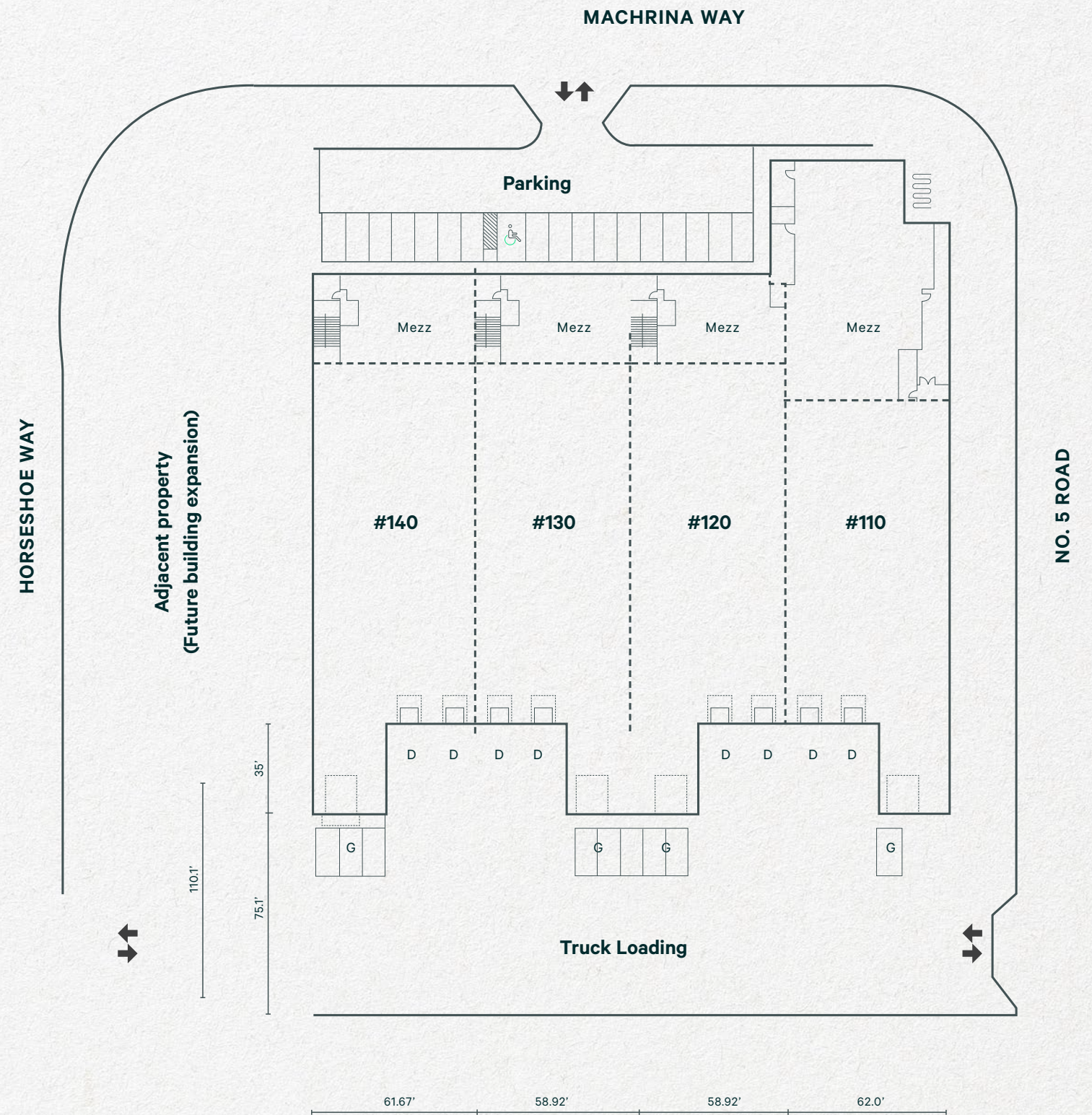
SITE PLAN & BUILDING DETAILS

AVAILABLE SPACE

Unit	Main Floor	Mezzanine	Total
#110	14,233 SF	5,655 SF	19,888 SF
#120	10,880 SF	1,960 SF	12,840 SF
#130	10,966 SF	2,033 SF	12,999 SF
#140	11,534 SF	2,128 SF	13,662 SF
Total	47,613 SF	11,776 SF	59,389 SF

BUILDING DESCRIPTION

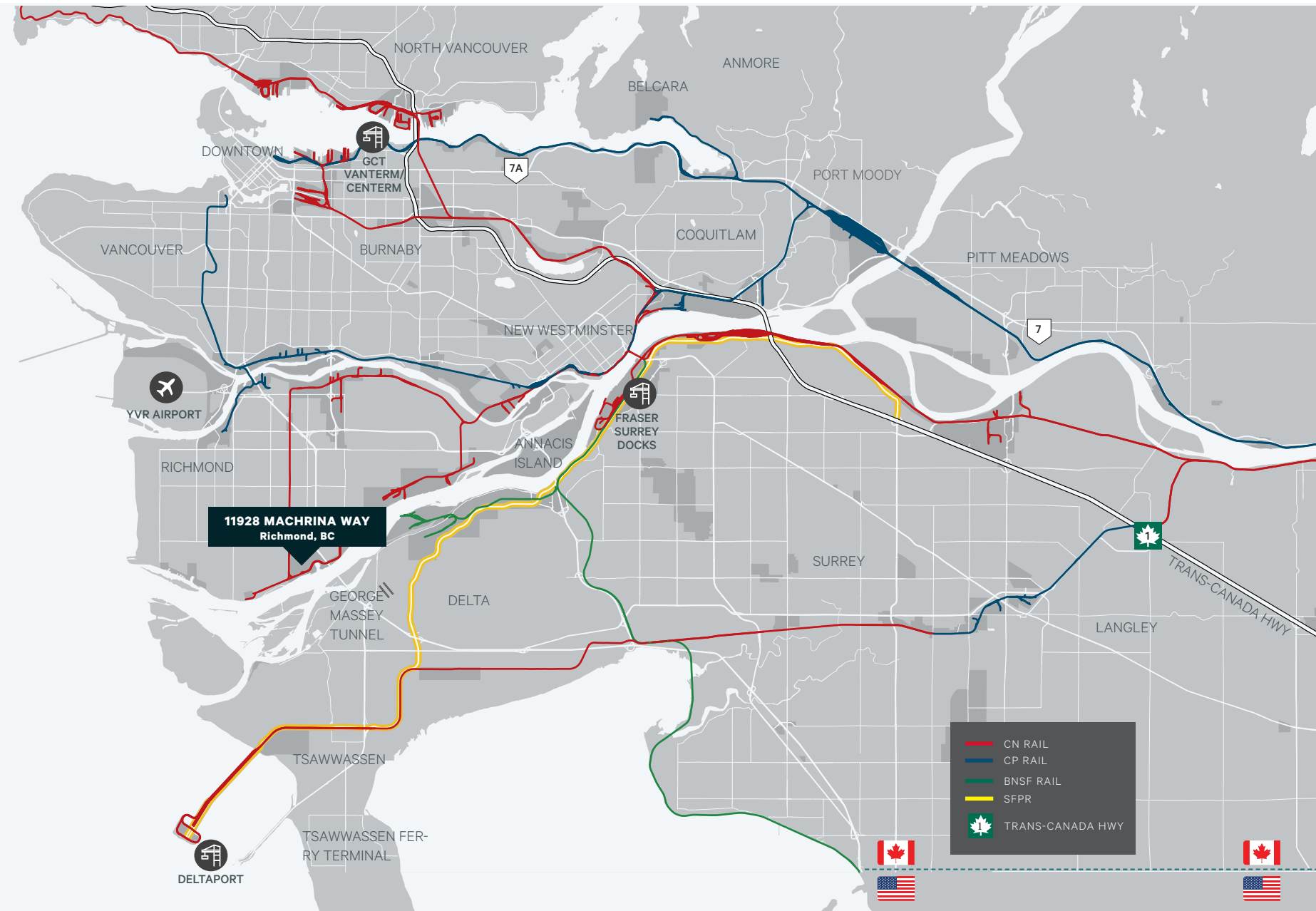
- + Modern distribution warehouse to be built on spec
- + 32' clear ceiling height, ESFR fire sprinkler system
- + Each unit clear span with 58.92' to 62.0' column spacing and 500 lbs PSF floor load capacity
- + 3-phase, 800A @ 600V electrical power service (with the potential to upgrade to 1600A)
- + 2 dock and 1 grade loading door per unit
- + 3 separate access points, including a Right of Way through the adjacent property to/from Horseshoe Way



* NOT TO SCALE

THE LOCATION

11920 Machrina Way is located in South Richmond in the modern Riverside Industrial Park. Located just 5 minutes from the Steveston Highway Interchange on Highway 99, this highly convenient location offers efficient access to Richmond, Vancouver International Airport, Downtown Vancouver and the rest of Metro Vancouver via Highway 99 and Highway 91. This location also allows for the quick movement of goods south to the U.S. border crossing and GCT Deltaport via Highway 99 and Highway 17. Convenient public transit routes along No. 5 Road and Steveston Highway provide a link directly to downtown Richmond and the Canada Line SkyTrain. The neighbourhood provides numerous amenities nearby, including Ironwood Plaza and Coppersmith Corner Shopping Centre, which feature over 60 unique retail stores, restaurants, banks and other services.



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CBRE

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NEW DISTRIBUTION WAREHOUSE SPACE

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