

11371 COPPERSMITH WAY
RICHMOND
For Lease

27,172 SF
WAREHOUSE & OFFICE
SPACE WITH
DOCK & GRADE
LOADING



Highlights

- 

LEASE RATE
\$19.95 PSF
- 

ADDITIONAL RENT
\$7.51 PSF
+5% management fee
- 

CEILING HEIGHT
20' - 24'
- 

LOADING
(3) dock and (2) grade doors
- 

ZONING
IL
- 

SPRINKLERS
ESFR sprinkler system
- 

HEATER, HVAC
Gas-fired unit heaters in warehouse, HVAC in office
- 

CONSTRUCTION
Concrete tilt-up
- 

PARKING
Ample parking
- 

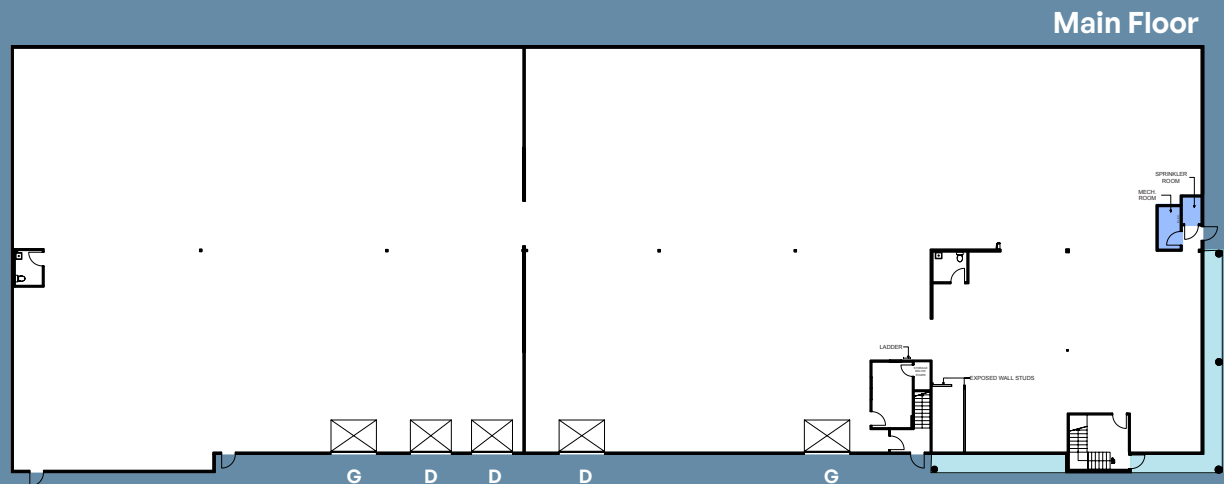
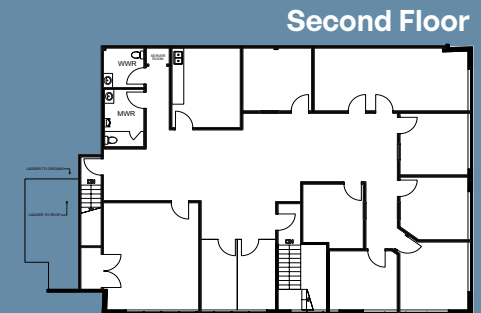
NEIGHBOURHOOD
Close proximity to amenities and transit
- 

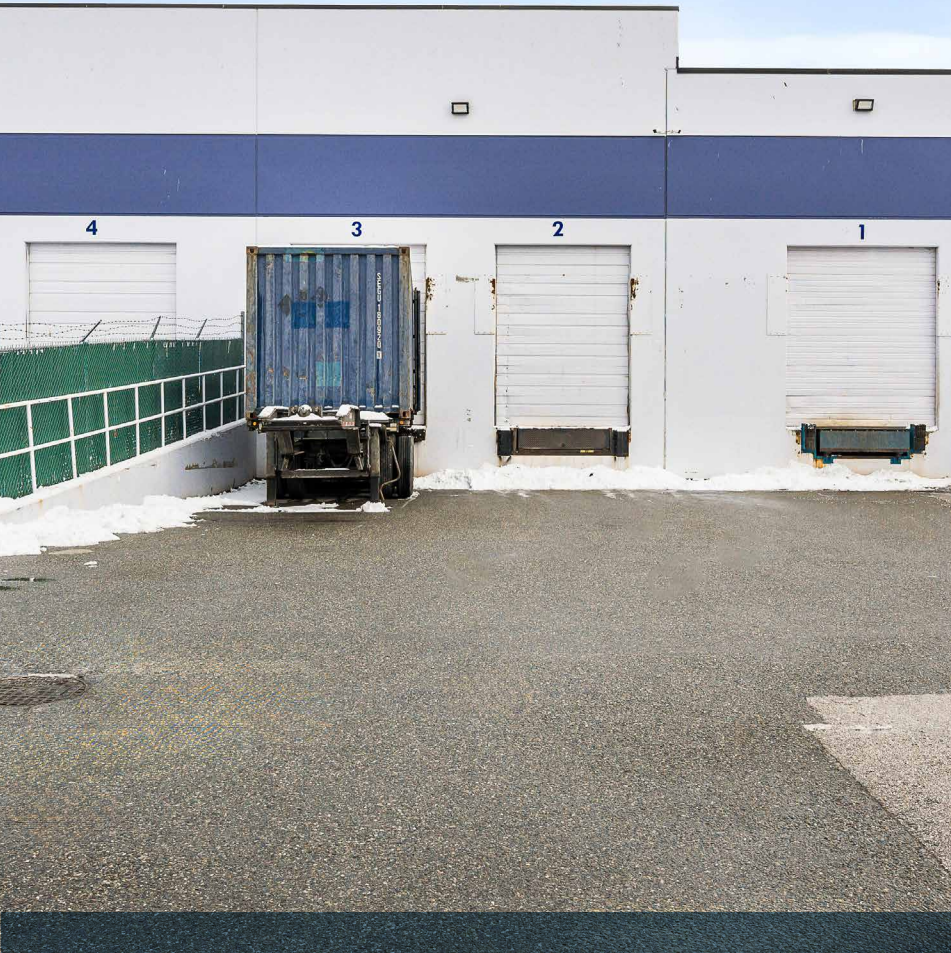
YARD
Fenced yard



Available Area

Upstairs office	3,267 SF
Warehouse	23,905 SF
Rentable Area	27,172 SF





11371 Coppersmith Way is located in the Riverside Industrial Park, just south of Steveston Highway. Situated adjacent to the Ironwood and Coppersmith Corner Shopping Centres, Riverside Industrial Park is home to many high profile companies, exceptional restaurants, shopping and public transit are within walking distance.





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