

11371 COPPERSMITH WAY RICHMOND For Lease

REDUCED RATE

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



Highlights



LEASE RATE

~~-\$19.95 PSF~~ **-\$17.95 PSF**



ADDITIONAL RENT

~~-\$7.51 PSF~~ **-\$6.57 PSF**
+5% management fee



AVAILABLE

August 1, 2025



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

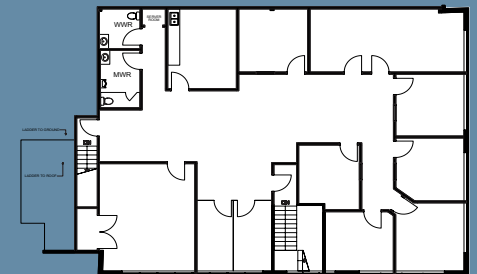
Fenced yard



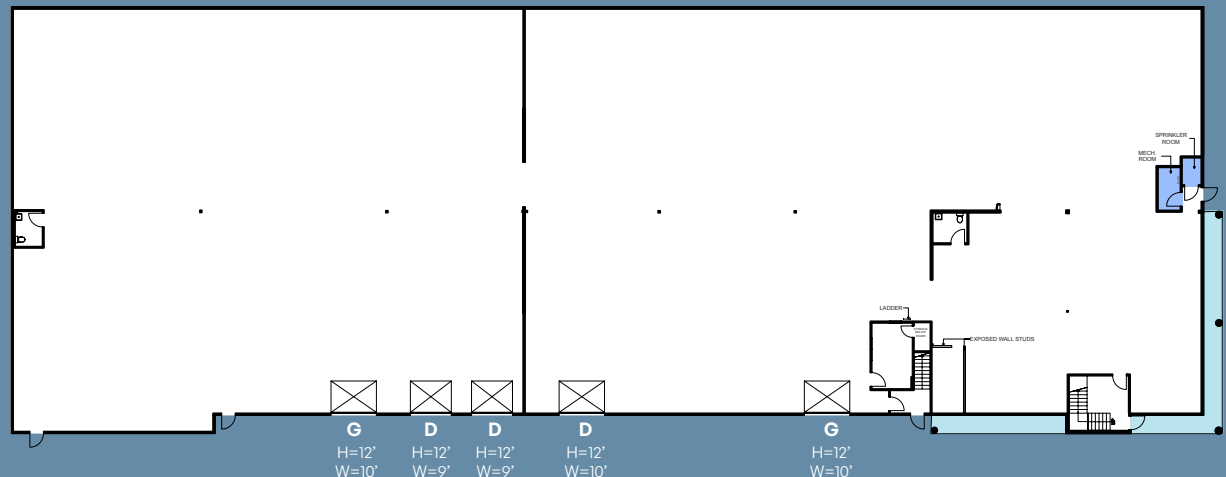
Available Area

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

Second Floor



Main Floor





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.

CLICK/SCAN TO
View Team Listings



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