

150 - 11960 HAMMERSMITH WAY, RICHMOND
± 3,520 SF REAR GRADE LOADING WAREHOUSE

**FOR
LEASE**



WILLIAM | WRIGHT

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THE OPPORTUNITY

William Wright Commercial is pleased to present Unit 150 - 11960 Hammersmith Way, a 3,520 SF industrial strata unit in the heart of Richmond's Ironwood industrial corridor. The unit features a functional mix of 2,383 SF of warehouse space and 1,137 SF of mezzanine area, offering flexibility for office, showroom, storage, or operational use. The warehouse is serviced by rear grade-level loading and benefits from a skylight, bringing natural light into the workspace. Zoned IB1, the property accommodates a wide range of industrial and business uses, making it an ideal opportunity for owner-users or tenants seeking a versatile and well-located industrial space.



SALIENT FACTS

SIZE BREAKDOWN

Warehouse: $\pm$ 2,383 SQFT

Mezzanine: $\pm$ 1,137 SQFT

Total: $\pm$ 3,520 SQFT

ZONING

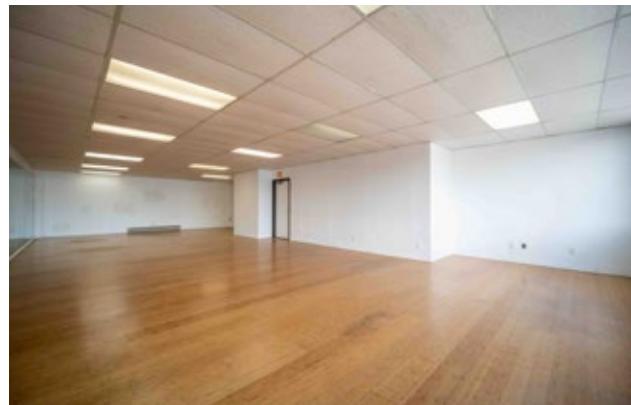
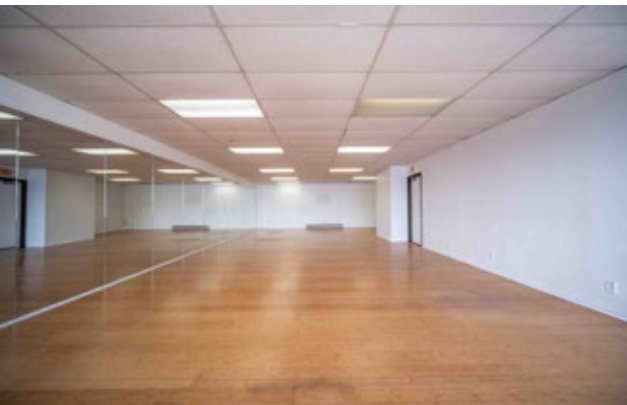
IB1

BASIC RENT

\$19.95/FT

ADDITIONAL RENT

\$7.73/FT



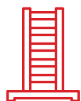
PROPERTY HIGHLIGHTS



Rear Grade-Level Loading



6 Parking Stalls



Racking Can Be Included



1 Washroom on Each Floor



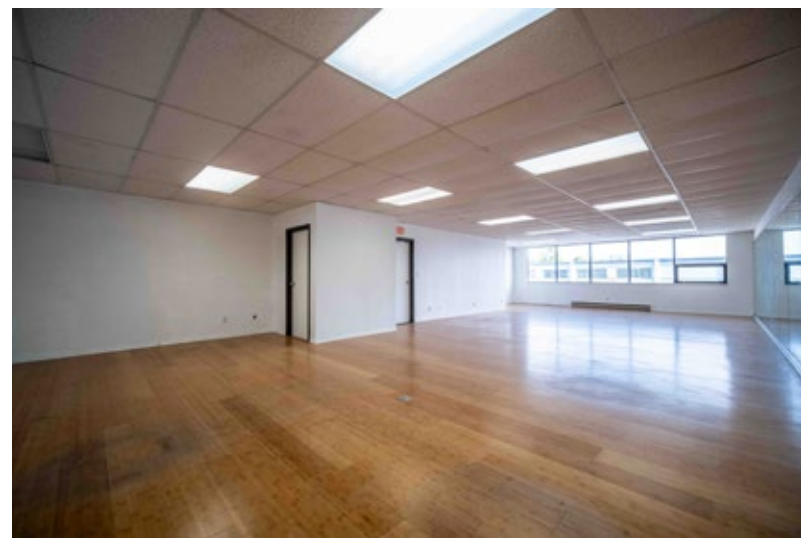
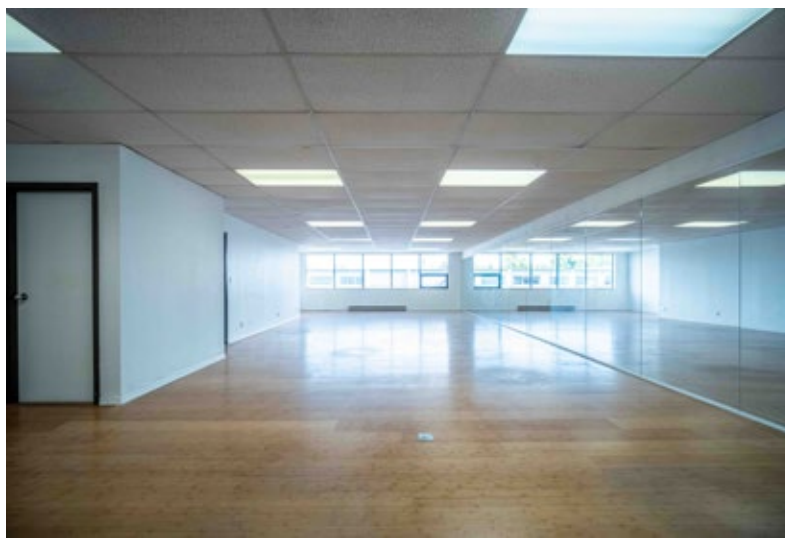
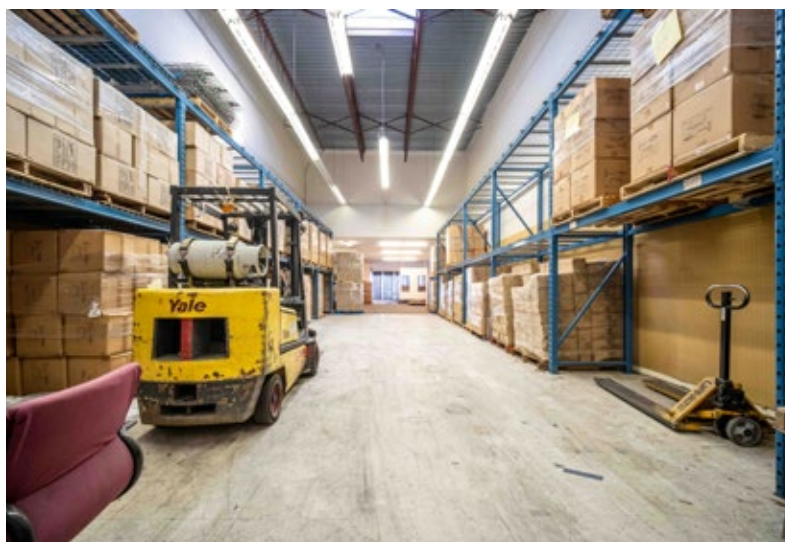
Natural Light via Skylight



IB1 Zoning



Flexible Term





LOCATION & TRANSIT

11960 Hammersmith Way is located in the heart of Richmond's established Ironwood industrial corridor. The property offers convenient access to Highway 99, Steveston Highway, and Knight Street Bridge, providing efficient connectivity to Vancouver, Delta, and the broader Metro Vancouver region. Surrounded by a strong mix of industrial, logistics, and service-based businesses, the area also benefits from nearby amenities at Ironwood Plaza, including restaurants, banking, retail, and everyday services, making it a practical and convenient location for business operations.

FOR MORE INFORMATION CONTACT

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