



106 - 11471

Blacksmith Place
Richmond, BC

FOR LEASE

4,426 square feet of ground floor warehouse
and office space with dock loading

Stefan Morissette*, Senior Vice President
+1 604 657 0801 | stefan.morissette@jll.com

* Personal Real Estate Corporation

Mark Callaghan, Associate Vice President
+1 604 803 5620 | mark.callaghan@jll.com



Unit 106 - 11471 Blacksmith Place



Location

11471 Blacksmith Place is conveniently located within Riverside Industrial Park, just south of Steveston Highway and west of No. 5 Road in South Richmond. Home to reputable companies, such as Panasonic, Gordon Food Services and London Drugs, this central location offers quick and easy access to the U.S. border, Vancouver International Airport, Downtown Vancouver and George via Highway 99. The South Fraser Perimeter Road (Highway 17) is less than 10 minutes away.



Available Area
Office: 800* SF
Warehouse: 3,626 SF
Total: 4,426 SF
*Approximate



Asking Rate
\$21.95 PSF Net
Additional Rent
\$8.39 PSF (2026 est.)
+ management fee



Available
May 1st
2026



PROPERTY HIGHLIGHTS



18’ Clear ceiling height



One (1) dock loading door
with leveller



Professional management



Ample parking



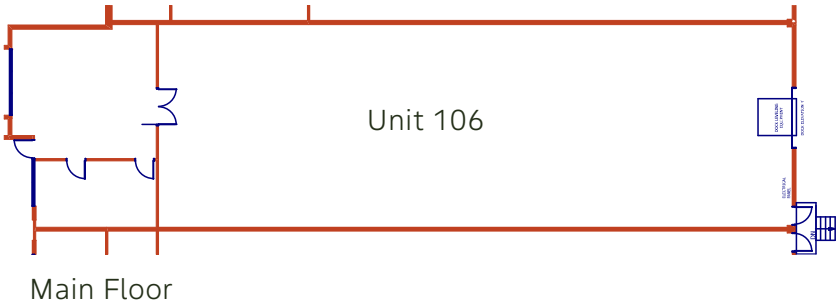
Ample truck court room
for up to 53’ trailers

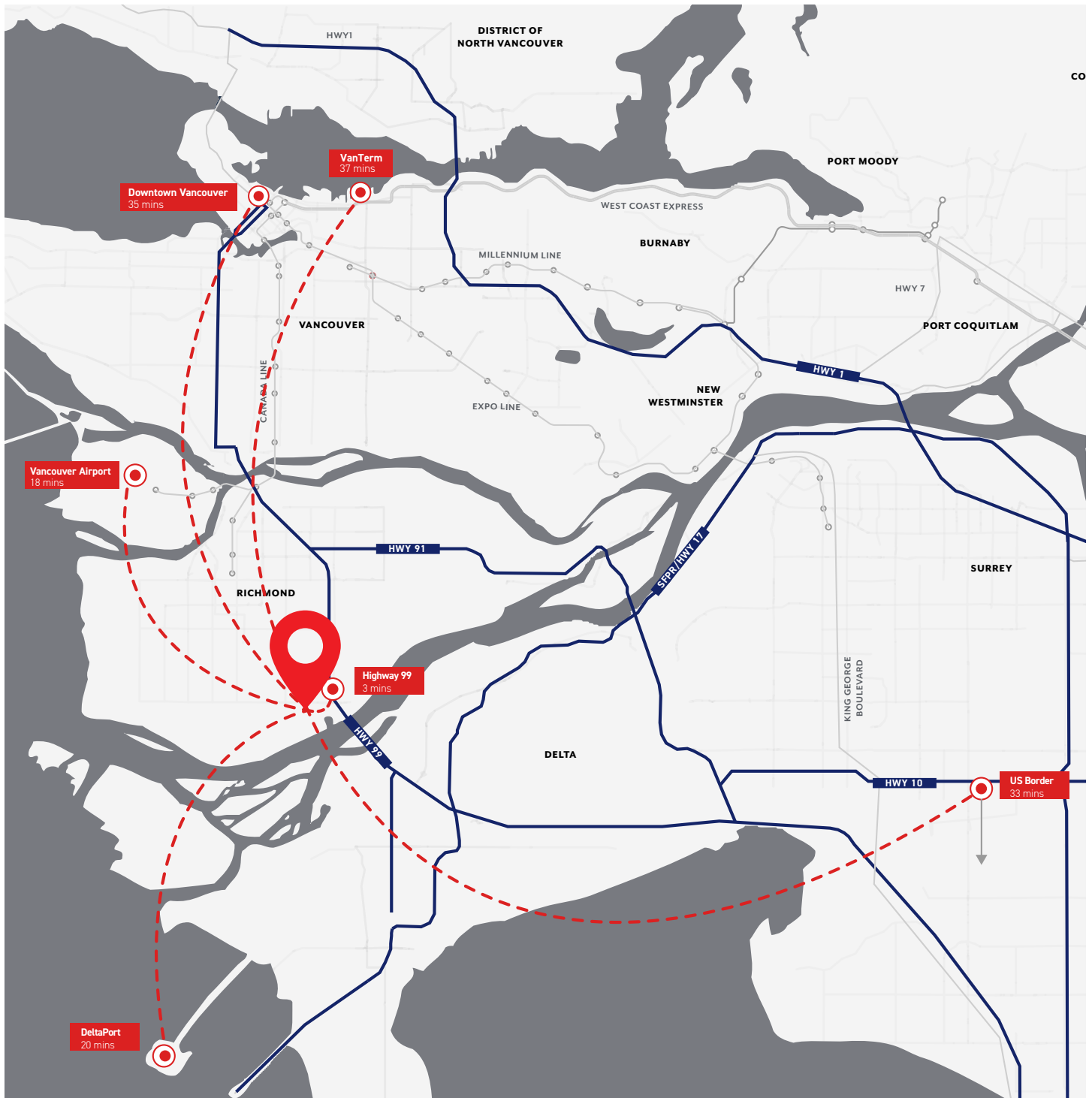


Attractive landscaping



Pylon signage available





Contact

Stefan Morissette*

Senior Vice President

+1 604 657 0801

stefan.morissette@jll.com

* Personal Real Estate Corporation

Mark Callaghan

Associate Vice President

+1 604 803 5620

mark.callaghan@jll.com



jll.ca

510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.