

FOR LEASE | INDUSTRIAL

KNIGHTSBRIDGE BUSINESS PARK

13211 DELF PLACE
RICHMOND, BC

Discover Your Next Industrial Space
Found In The Heart of Richmond

JOHN FREDERICKSON

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wpm WARRINGTON PCI
MANAGEMENT

FOR LEASE

13211 DELF PLACE

Knightsbridge Business Park is a prominently located "A" Class business park situated on 14.66 acres in Richmond, B.C. The Site is comprised of seven single-storey, tilt up concrete, flex industrial buildings ideally situated on the west side of Knight Street between Cambie Street and Westminster Highway within Richmond's thriving Crestwood Industrial District.

BUILDING FEATURES



Tilt-up concrete construction building (new roof)



108 parking stalls for office tenants and visitors



Mixed-use zoning for a variety of business types (IB1 Zoning)



Nearby Restaurants: Tim Hortons and Red Garden Cafe



EV charging stations and bike racks on site



High Ceiling Heights



AVAILABLE SPACE

UNIT	AREA	AVAILABILITY
601*	13,110 SF	November 1, 2026

*Can be combined with Unit #610 for a total area of 24,950 SF.

LEASING RATES

BASIC RENT	OPERATING COST & TAXES (2026)
Contact Listing Agent	\$10.67 / SF*

* plus 4% management fee



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Unit 601

Available November 1, 2026

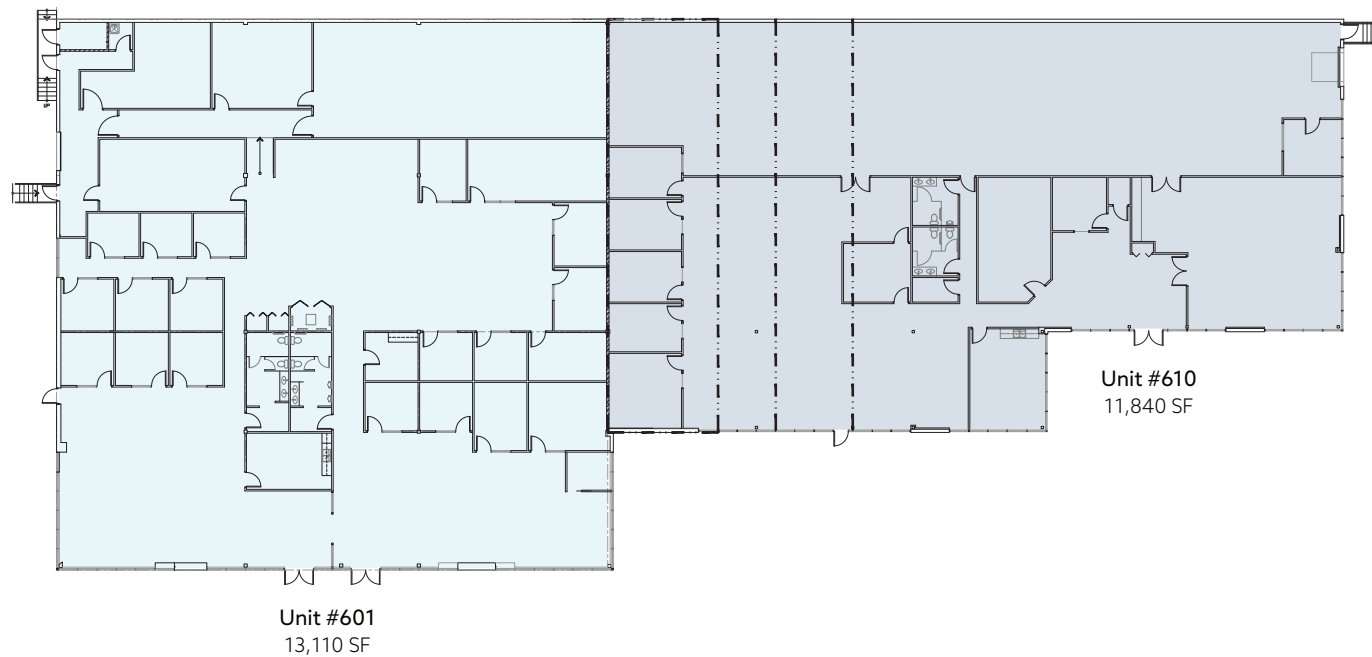
13,110 SF

Flex office/warehouse space with 1 dock door.

Warehouse Ceiling Height: 22'6" Clear

Electrical Panel: 400 Amps, 600 V, 3 Phase (TBC).

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Knightsbridge Business Park is in the heart of Richmond's East Cambie neighborhood, offering a strategic and accessible location for businesses seeking modern industrial and office space. With proximity to major transportation routes and transit hubs—including Bridgeport, Aberdeen, and Lansdowne Stations within a 3-mile radius—it's a well-connected hub for commerce and collaboration.

ACCESSIBILITY SCORE


WALK SCORE
50


BIKE SCORE
38


TRANSIT SCORE
50

LEGEND

1. Tim Hortons
2. L.A. Chicken
3. Continental Seafood Restaurant
4. Cambie Community Centre
5. OpenRoad Richmond
6. Sandman Hotel & Resort
7. Moxies Restaurant
8. Mayfair Lakes Golf Club

 Canada Line





Warrington PCI Management

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CONTACT

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