FOR LEASE | INDUSTRIAL

KNIGHTSBRIDGE BUSINESS PARK

13211 DELF PLACE

RICHMOND, BC

Discover Your Next Industrial Space
Found In **The Heart of Richmond**



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WARRINGTON PCI MANAGEMENT

FOR LEASE

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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	Immediately

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

LEASING RATES

BASIC RENT
Contact Listing Agent

OPERATING COST & TAXES (2026)
$7.06 / SF*

* plus 4% management fee



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Unit 601

Available Immediately

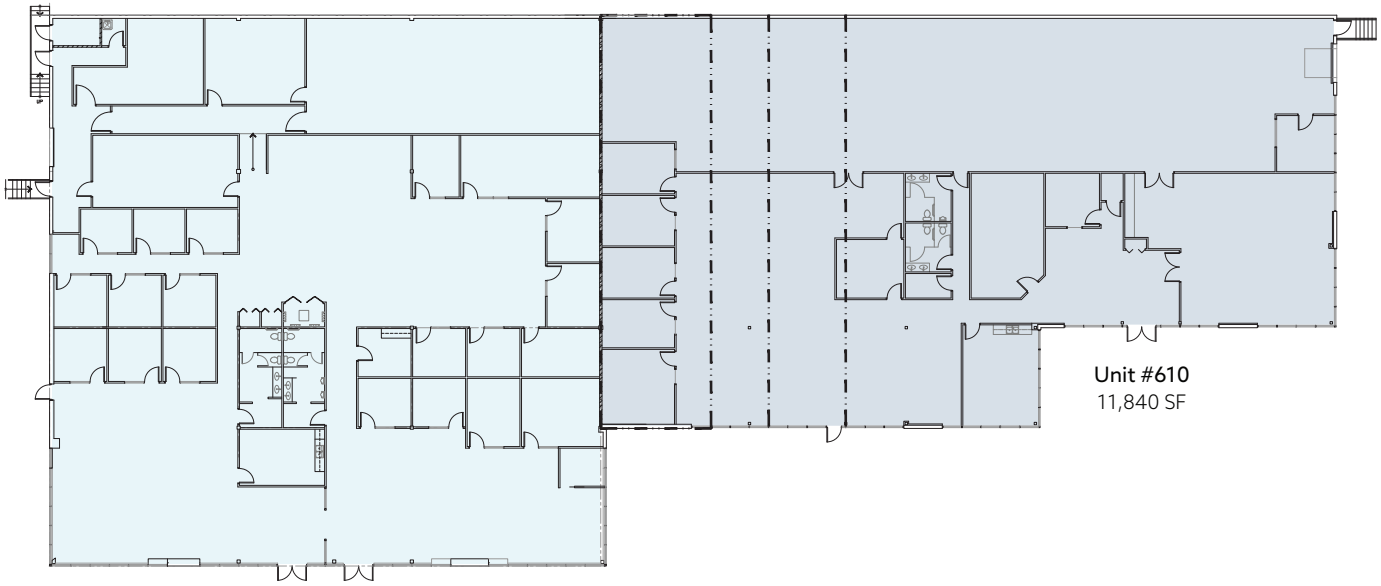
13,110 SF

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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Click For Virtual Tour

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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	BIKE SCORE	TRANSIT SCORE
50	38	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



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CONTACT

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