



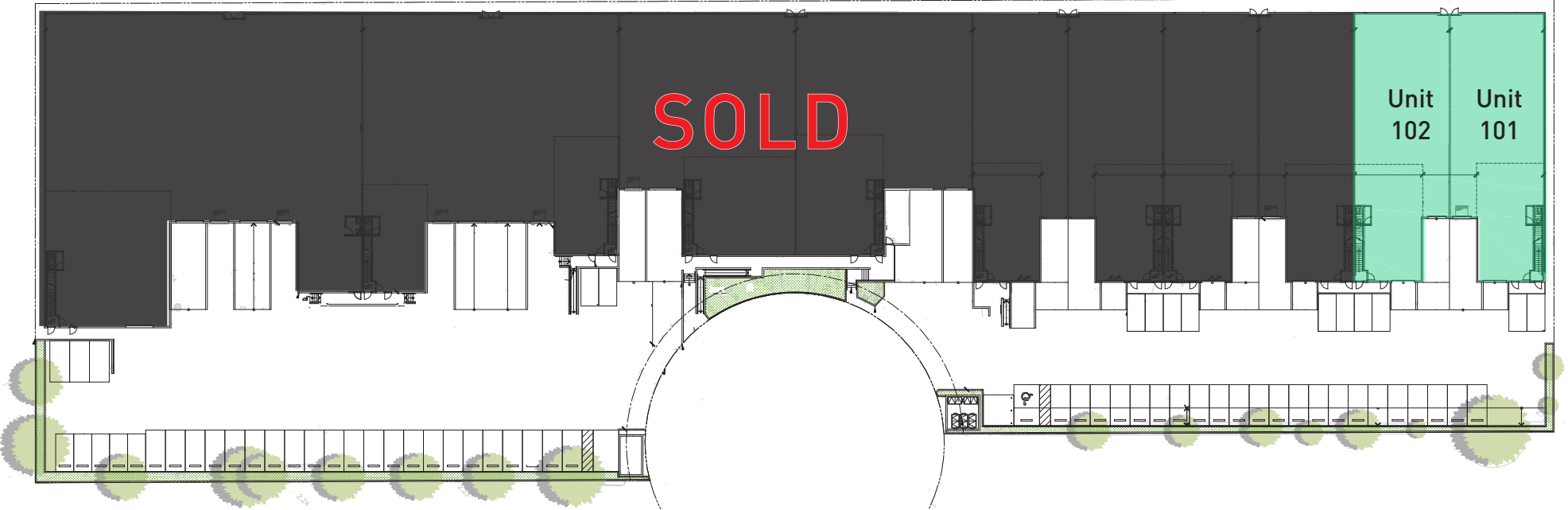
BRAND NEW DOCK AND GRADE WAREHOUSE STRATA
11920 FORGE PLACE RICHMOND, BC

FINAL 2 UNITS REMAINING!



THE
INDUSTRIAL
SPECIALISTS

CBRE



UNIT AVAILABILITY & PRICING

Unit	Main Floor SF	Mezzanine SF	Total SF	Price PSF	Sale Price
101	4,611	1,569	6,180	\$750	\$4,635,000
102	4,611	1,556	6,167	\$750	\$4,625,250
103	—————		SOLD	—————	
104	—————		SOLD	—————	
105	—————		SOLD	—————	
106	—————		SOLD	—————	

Unit	Main Floor SF	Mezzanine SF	Total SF	Price PSF	Sale Price
107	—————		SOLD	—————	
108	—————		SOLD	—————	
109	—————		SOLD	—————	
110	—————		SOLD	—————	
111	—————		SOLD	—————	
112	—————		SOLD	—————	



UNIT HIGHLIGHTS



CONSTRUCTION
Concrete tilt up construction



POWER
3- phase electrical per unit



LOADING
Dock loading door
Grade loading access



ACCESSIBILITY
1 washroom + 1 mezzanine
rough in



CEILING HEIGHT
28' clear ground floor
ceiling height



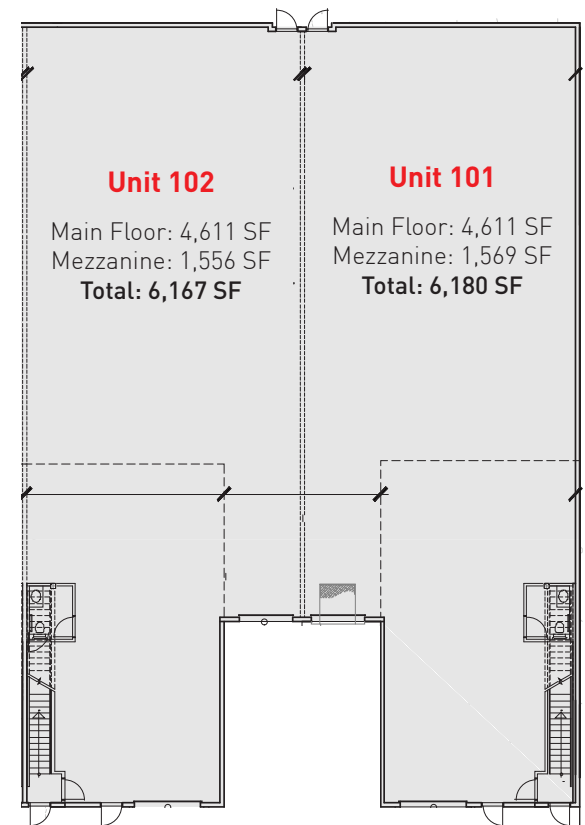
EXPECTED DELIVERY
Q1 2024



FLOOR LOAD
Sealed concrete ground floor
with 600 pounds PSF capacity



ZONING
IB-1 (Industrial Business
Park)



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