



11920 FORGE PLACE RICHMOND, BC
18,861 SF OF BRAND NEW DOCK AND GRADE LOADING
WAREHOUSE FOR PURCHASE

UNITS 107 & 108



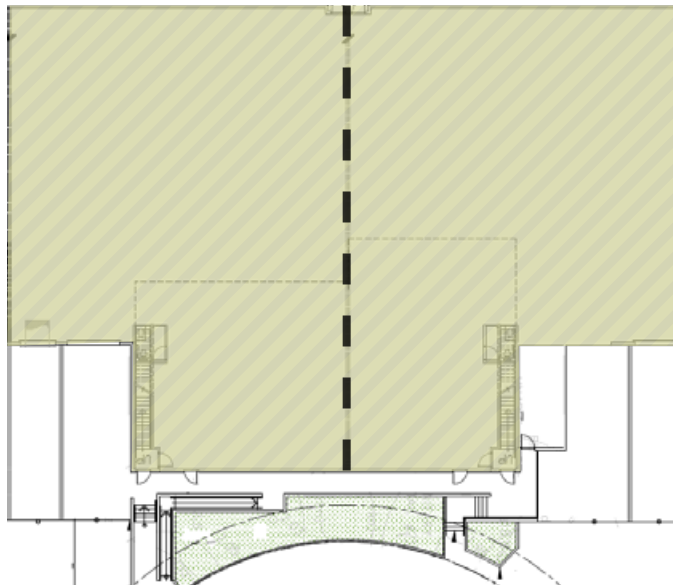


UNIT DETAILS

Unit	Main Floor SF	Mezzanine SF	Total SF
107	7,158	2,070	9,228
108	7,471	2,162	9,633
Total	14,629	4,232	18,861

Units can be purchased individually or together

Contact listing agents for pricing



UNIT HIGHLIGHTS



CONSTRUCTION

Concrete tilt up construction



LOADING

2 Dock loading doors
2 Grade loading doors



CEILING HEIGHT

28' clear warehouse
ceiling height



FLOOR LOAD

Sealed concrete ground floor
with 600 pounds PSF capacity



ADJOINING DOORS

Roll up door in the warehouse
Door in office mezzanine



POWER

3- phase electrical per unit



ACCESSIBILITY

Completed washroom
downstairs per unit



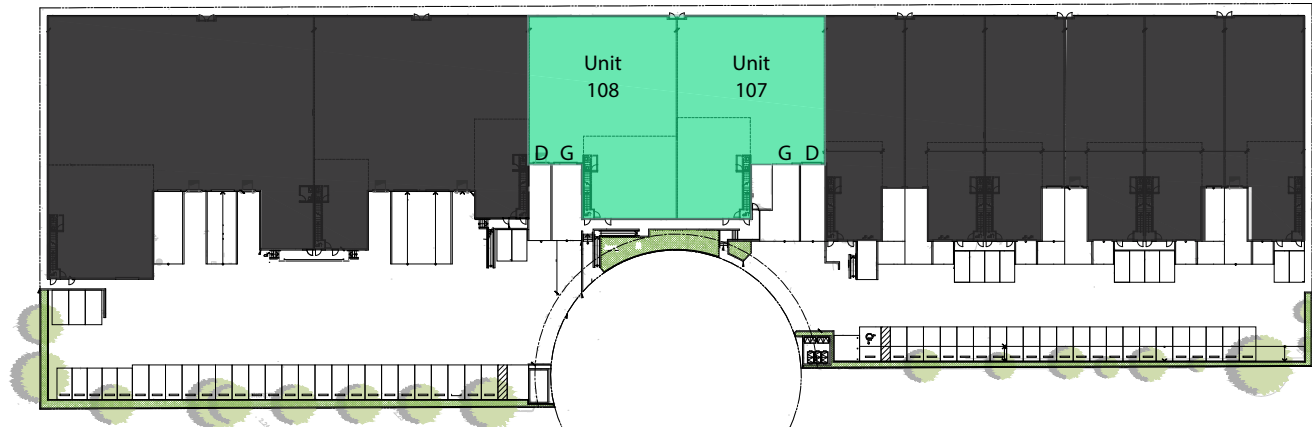
EXPECTED DELIVERY

Summer 2024



ZONING

IB-1 (Industrial Business Park)



CONTACT US

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VANCOUVER

HIGHWAY 99

SHELL ROAD

NO. 5 ROAD

STEVESTON HIGHWAY



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