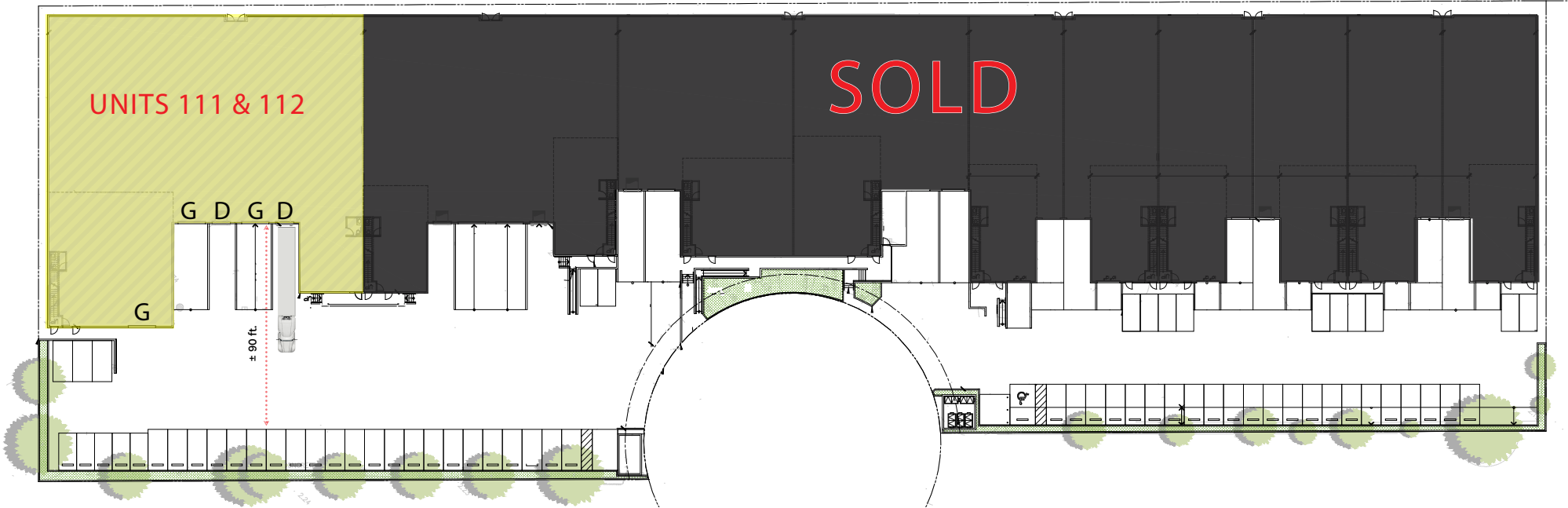




11920 FORGE PLACE RICHMOND, BC
19,577 SF OF BRAND NEW DOCK AND GRADE LOADING
WAREHOUSE FOR PURCHASE

UNITS 111-112





UNIT AVAILABILITY & PRICING

Unit	Main Floor SF	Mezzanine SF	Total SF	Price PSF	Sale Price
101	_____	_____	SOLD	_____	_____
102	_____	_____	SOLD	_____	_____
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	6,047	0	6,047		
112	10,210	3,320	13,530		
Total	16,257	3,320	19,577	Contact listing agents	



UNIT HIGHLIGHTS



CONSTRUCTION

Concrete tilt up construction



POWER

3- phase electrical per unit



LOADING

2 Dock loading door
2 Grade loading door
1 Grade loading access



ACCESSIBILITY

Unit 112 - Completed
washrooms upstairs &
downstairs
Unit 111 - Rough in only



CEILING HEIGHT

28' clear ground floor
ceiling height



EXPECTED DELIVERY

Summer 2024



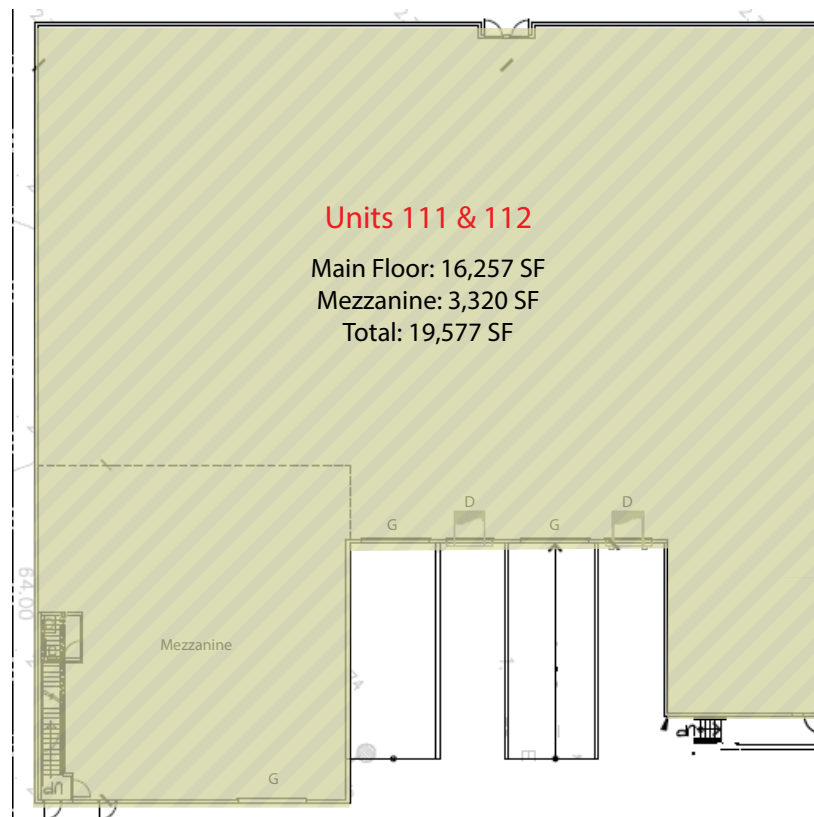
FLOOR LOAD

Sealed concrete ground floor
with 600 pounds PSF capacity



ZONING

IB-1 (Industrial Business Park)



CONTACT US

Joel Barnett

PERSONAL REAL ESTATE CORPORATION
Executive Vice President
Industrial Properties Group
joel.barnett@cbre.com
604 662 5570

Steve Brooke

PERSONAL REAL ESTATE CORPORATION
Senior Vice President
Industrial Properties Group
steve.brooke@cbre.com
604 662 5147

Alex Mei 梅嘉俊

PERSONAL REAL ESTATE CORPORATION
Associate Vice President
Industrial Properties Group
alex.mei@cbre.com
778 788 3106

theindustrialspecialists.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE 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 CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



CBRE