

65 FLEX-INDUSTRIAL STRATA UNITS



VANGUARD

EXCLUSIVE PREVIEW PACKAGE



## *THE FIRST OF ITS KIND*

VANGUARD introduces brand new commercial strata to North Richmond - the first new supply in eight years and the first two-storey flex-industrial space in Richmond. Modern architecture pairs with quality construction to create premium loft-style spaces.





## FORM AND FUNCTION

The 65 industrial strata units fall under IR zoning, which allows for a broad range of uses and offers operating flexibility. With increasing lease rates and land values, VANGUARD is a smart financial move for your business or your investment portfolio.







## KEY FEATURES

### STRUCTURE AND DESIGN

- High quality materials and a timeless modern architectural design
- Building systems designed to provide flexible layouts and customized floor plates
- High-profile location on the corner of Shell and Alderbridge
- ASHRAE 2010 insulated concrete and structural steel construction
- Abundant glazing allows for natural lighting in each unit
- Energy efficient building design for lower operating costs and a greener workspace
- Second floor loading to be 250psf rating
- All mezzanine loading to be 50-100 psf rating
- Slab on grade loading to be 300psf rating
- Enclosed Mezzanine or open concept loft style structure with access via stairs
- Outdoor lighting, landscaping and drip irrigation
- 18' - 10" service corridor for easy access and forklift maneuvering

### INTERIOR WALLS AND DEMISING

- Perimeter walls will be concrete finish
- Demising walls to be steel studded, insulated, drywall finish taped, sanded, and ready for painting

### ELEVATORS AND STAIRS

- Each building is serviced by two 12,000lbs freight elevators and 1 passenger elevator for a total of 6 elevators servicing the development
- Convenient and well-lit pedestrian access stairwell services all floors

### CEILING HEIGHTS

- Buildings A + B warehousing area 22' clear
- Mezzanine 12' clear
- Service corridor 22' clear

### MECHANICAL

- NFPA 13 standard, ESFR sprinkler system coverage in warehouse and mezzanine
- Rough-in plumbing for all units with option to finish
- Building design with low maintenance exterior materials
- Rough-in ready for all heating and cooling units

### ELECTRICAL

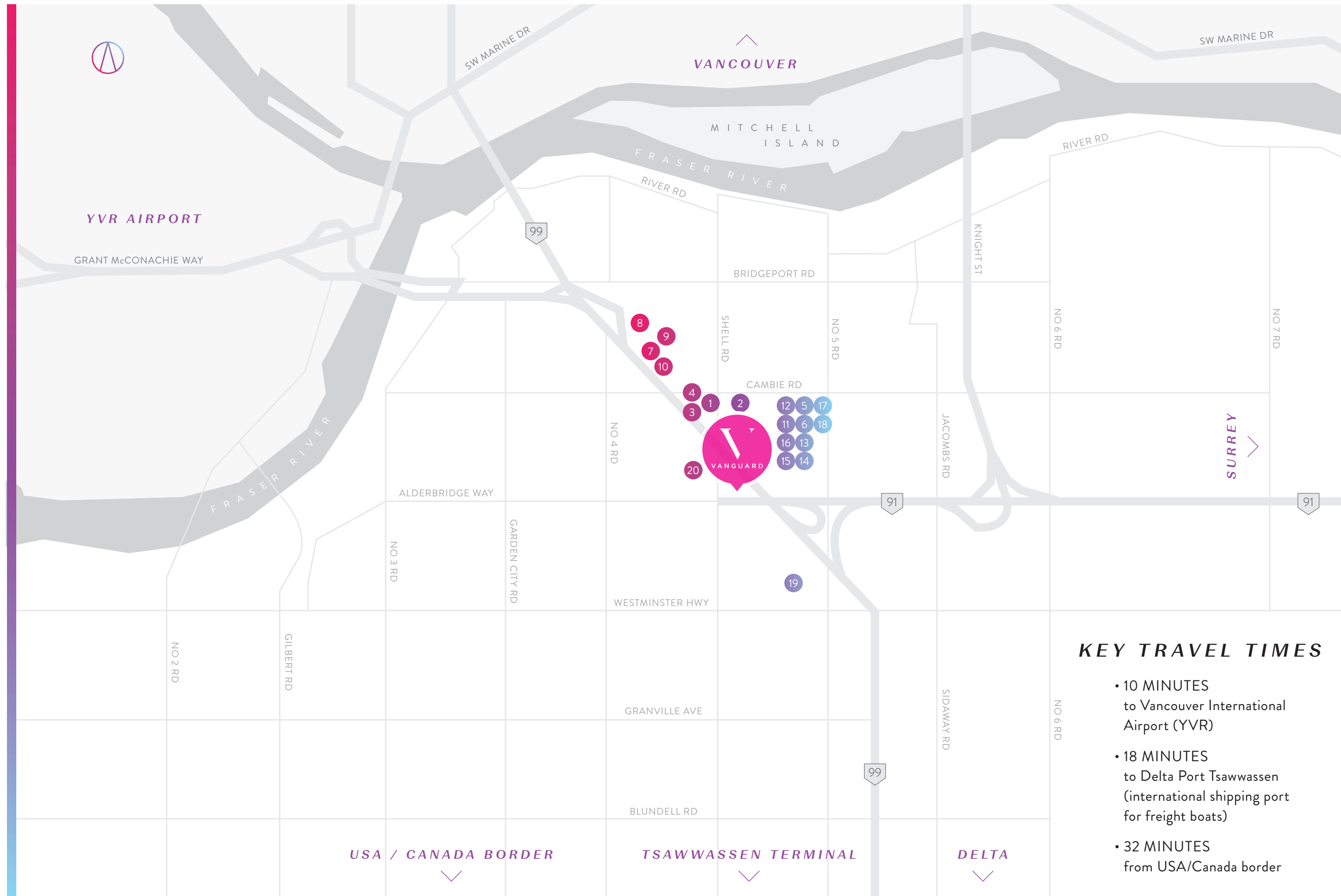
- Power – TBD
- High efficiency LED lighting designed to shell space

### SECURITY

- Secured elevator and stairwell access
- Lighting on key building and parkade locations

\*subject to change





KEY TRAVEL TIMES

- 10 MINUTES to Vancouver International Airport (YVR)
- 18 MINUTES to Delta Port Tsawwassen (international shipping port for freight boats)
- 32 MINUTES from USA/Canada border

1 Auto West BMW

2 Mercedes Benz No.1 Collision

3 Mini Richmond

4 McDonalds

5 Shoppers Drug mart

6 Continental Seafood Restaurant

7 Steve Nash Fitness

8 Denny's

9 Shark Club Richmond

10 Chop Steakhouse and Bar

11 Kiyo Sushi

12 Church's Chicken

13 Dominos

14 L.A. Chicken

15 Lotus Restaurant

16 Tandoori Kona

17 Himalaya Restaurant

18 Little Ongpin

19 Richmond Nature Park

20 Odlinwood Park

# A RICHMOND HUB

Located in the middle of Metro Vancouver, North Richmond is a natural centre for industry. Proximity to the airport, ports, and major highways is conveniently close, making logistics for any business a straightforward endeavour. Nearby restaurants, services, and plazas offer local convenience for users. This burgeoning area is an ideal location for success.

Two photographs are displayed side-by-side. The left photograph shows a top-down view of a dining table with several plates of food, including fries, burgers, and salads, with hands of people reaching for the food. The right photograph shows the interior of a coffee shop or cafe, with staff members behind a counter serving customers. The counter is equipped with coffee-making equipment, and there are plants and other decor in the background.





# ZONING AND USES

## PERMITTED USES

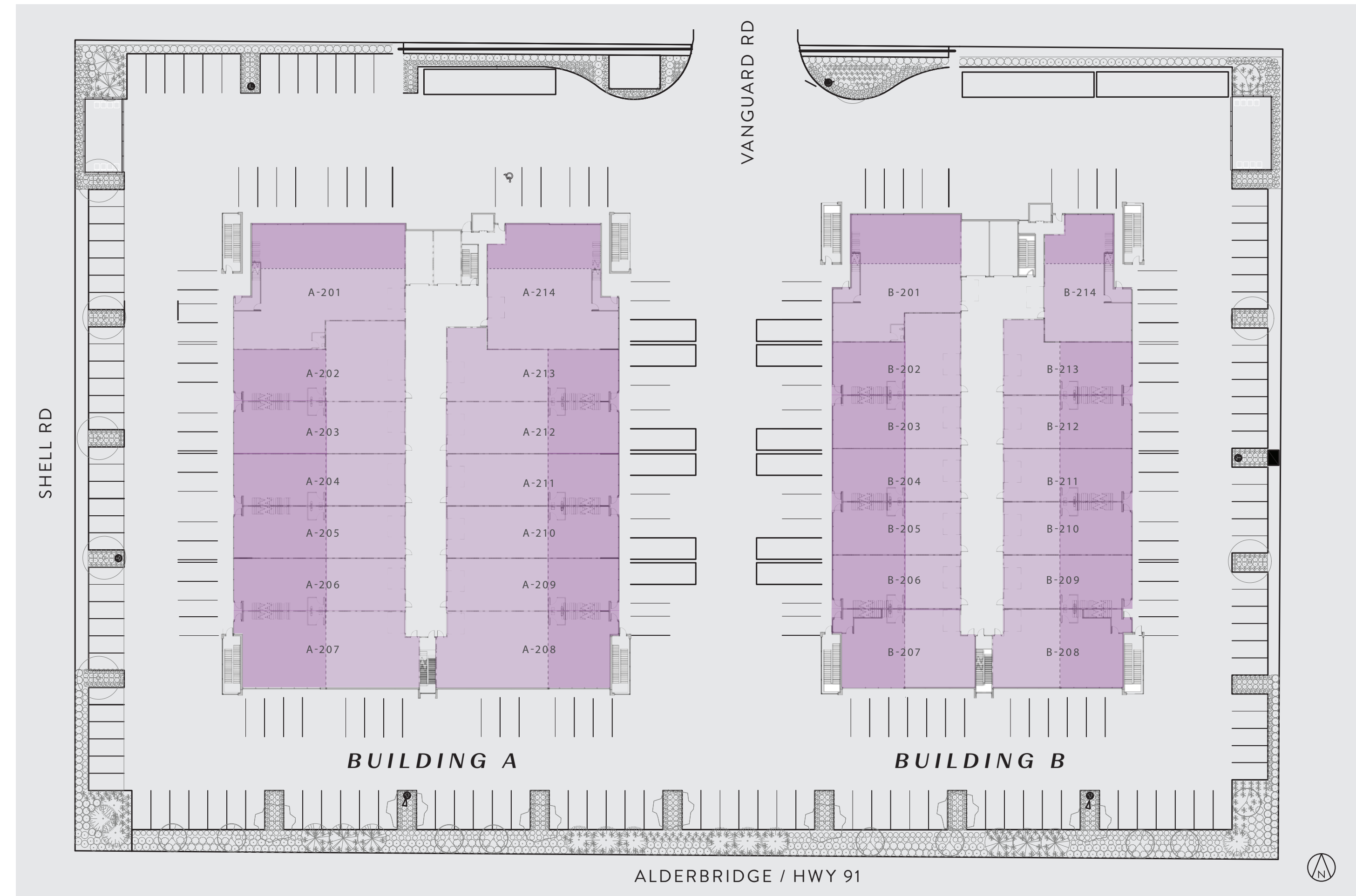
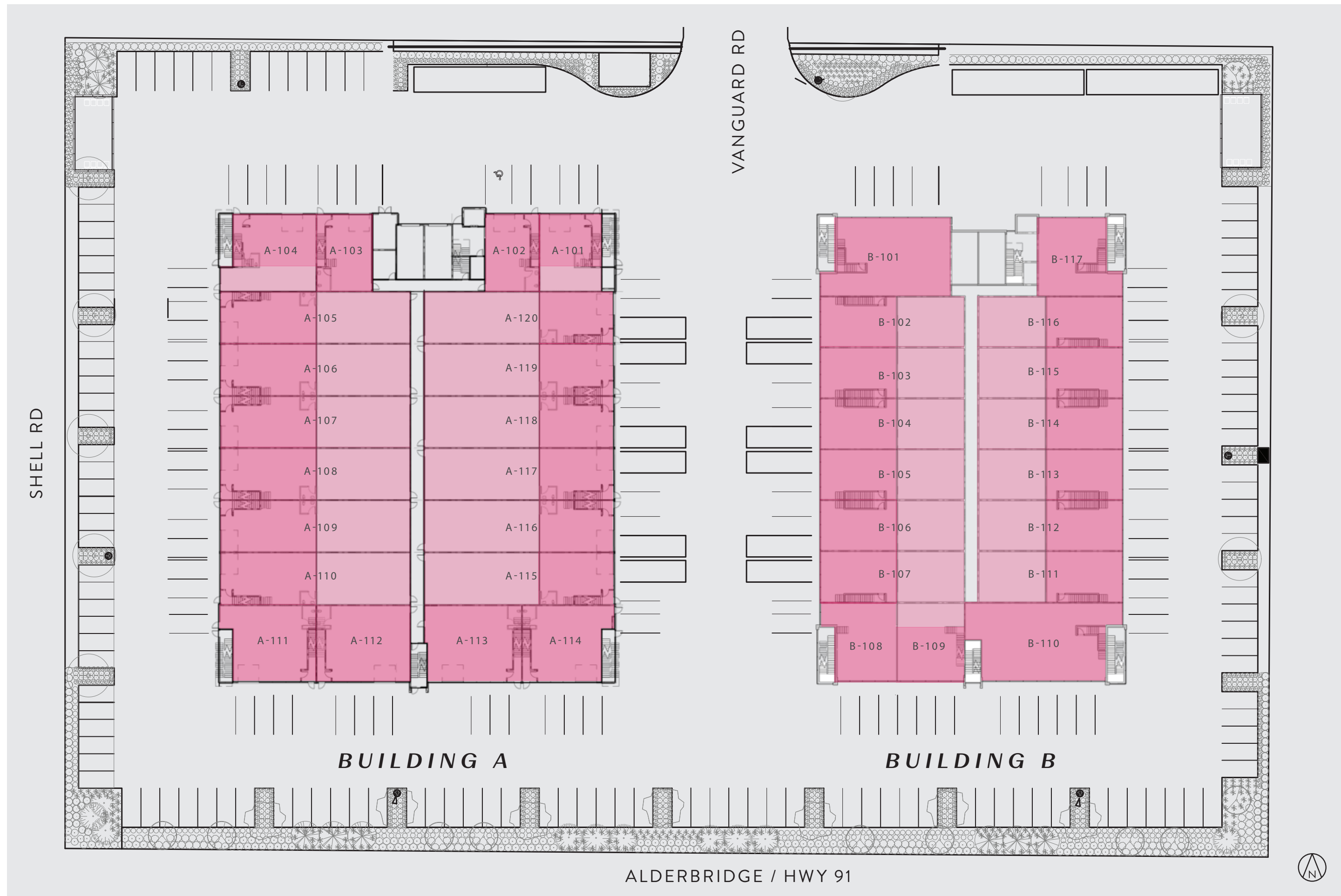
- auction, minor
- building or garden supply
- child care
- commercial storage (Bylaw 8684, Jan 17/11)
- commercial vehicle parking and storage (Bylaw 8582, Apr. 19/10)
- contractor service
- education, commercial
- equipment, minor
- emergency service
- government service
- greenhouse & plant nursery
- health service, minor (Bylaw 8760, May 16/11)
- industrial, general
- library and exhibit
- manufacturing, custom indoor
- office (Bylaw 8582, Apr. 19/10)
- parking, non-accessory (Bylaw 9490, Mar 21/16)
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- restaurant, drive-through
- retail, second hand
- service, business support
- studio
- utility, minor
- vehicle body repair or paint shop
- vehicle repair
- warehouse sales

## SECONDARY USES

- residential security/operator unit
- hotel
- religious assembly
- retail, general



LOWER LEVEL



UPPER LEVEL



# BUILDING A LEGACY

**ALLIANCE** | PARTNERS X **UNIONALLIED**  
CAPITAL CORPORATION

Alliance Partners and Union Allied Capital Corporation are both avid players in real estate development with networks spanning across the lower mainland creating exceptional value within existing communities.

**CHRISTOPHER  
BOZYK ARCHITECTS LTD.**

Christopher Bozyk Architects Ltd has been practicing architecture and interior design since 1980. The firm consists of highly motivated professionals with vast experience and fresh ideas.



MONOGRAM, VANCOUVER



1308 ADANAC, VANCOUVER



Proudly developed by:

**ALLIANCE** | PARTNERS X **UNIONALLIED**  
CAPITAL CORPORATION

Marketing team:

**AVISON  
YOUNG**

Ryan Kerr\*  
PRINCIPAL  
604.647.5094  
ryan.kerr@avisonyoung.com  
\*Ryan Kerr Personal Real Estate Corporation

Kevin Kassautzki  
PRINCIPAL  
604.646.8393  
kevin.kassautzki@avisonyoung.com

Bryn Cartwright  
ASSOCIATE  
604.647.5093  
bryn.cartwright@avisonyoung.com