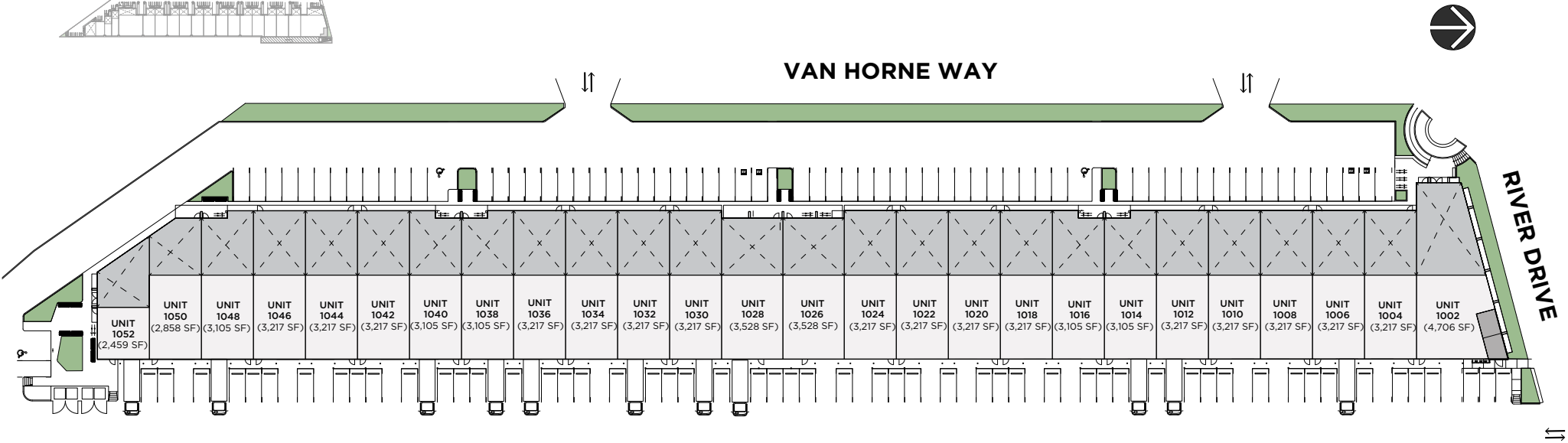
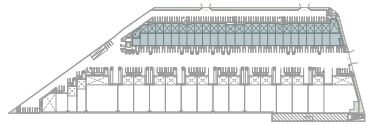




PROPERTY DETAILS



Ceiling Height
Warehouse: 26' clear
Ground floor (below mezzanine): 10'8"
Mezzanine (fully-enclosed): 12'10" to underside of joist



Power
Main panel: 70A at 600V
Sub panel: 200A at 120/208V



Estimated Completion
Q3 2027



Loading
Rear-loading, grade-level (12' x 14')



Floor Load Capacity
500 lbs psf (warehouse)
100 lbs psf (mezzanine)



Contact the listing team for information on availability and pricing



BUILDING ONE - 9800 VAN HORNE WAY, RICHMOND, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	LOADING	PARKING
1002	2,813	1,533	4,345	1G	3
1004	2,240	977	3,217	1G	3
1006	2,240	977	3,217	1G	3
1008	2,240	977	3,217	1G	3
1010	2,240	977	3,217	1G	3
1012	2,240	977	3,217	1G	3
1014	2,184	921	3,105	1G	3
1016	2,184	921	3,105	1G	3
1018	2,240	977	3,217	1G	3
1020	2,240	977	3,217	1G	3
1022	2,240	977	3,217	1G	3
1024	2,240	977	3,217	1G	3
1026	2,508	1,020	3,528	1G	3
1028	2,508	1,020	3,528	1G	3
1030	2,240	977	3,217	1G	3
1032	2,240	977	3,217	1G	3
1034	2,240	977	3,217	1G	3
1036	2,240	977	3,217	1G	3
1038	2,184	921	3,105	1G	3
1040	2,184	921	3,105	1G	3
1042	2,240	977	3,217	1G	3
1044	2,240	977	3,217	1G	3
1046	2,240	977	3,217	1G	3
1048	2,184	921	3,105	1G	3
1050	2,060	798	2,858	1G	3
1052	1,587	872	2,459	1G	2

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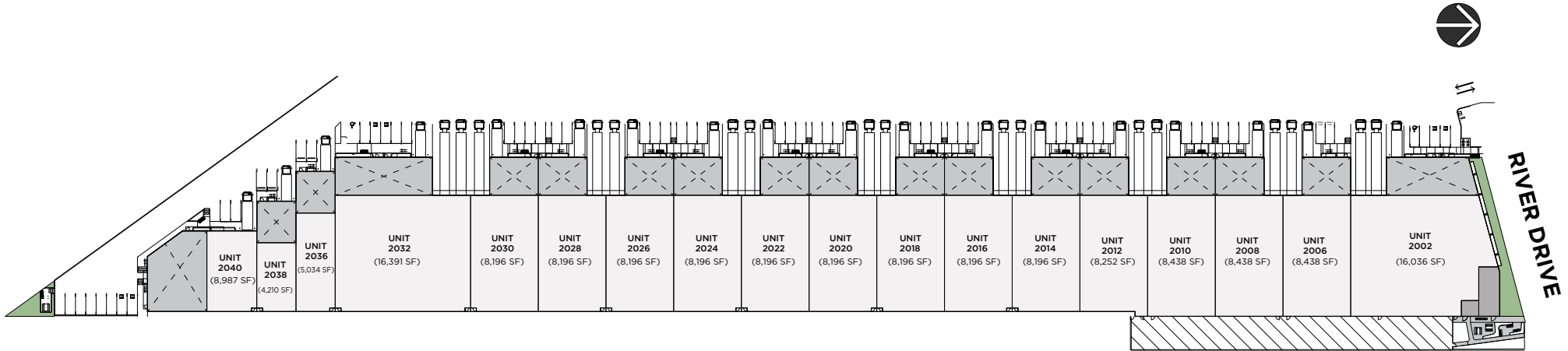
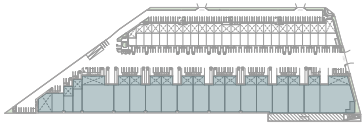
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PROPERTY DETAILS



Ceiling Height
Warehouse: 28' clear
Ground floor (below mezzanine): 15'10"
Mezzanine: 9' to future t-bar ceiling
**Fully-enclosed drywall mezzanine for units 2002, 2032, and 2040*



Power
Main panel: 200A at 600V
Sub panel: 200A at 120/208V



Estimated Completion
Q3 2027



Loading
Front-loading, grade-level (12' x 14') and/or
dock-level (8' x 10') with hydraulic levellers



Floor Load Capacity
500 lbs psf (warehouse)
100 lbs psf (mezzanine)



**Contact the listing team for
information on availability and
pricing**



BUILDING TWO - 9820 RIVER DRIVE, RICHMOND, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	LOADING	PARKING
2002	13,689	2,347	16,036	2D & 1G	10
2006	7,126	1,312	8,438	1D & 1G	6
2008	7,126	1,312	8,438	1D & 1G	6
2010	7,126	1,312	8,438	1D & 1G	6
2012	6,940	1,312	8,252	1D & 1G	6
2014	6,884	1,312	8,196	1D & 1G	6
2016	6,884	1,312	8,196	1D & 1G	6
2018	6,884	1,312	8,196	1D & 1G	6
2020	6,884	1,312	8,196	1D & 1G	6
2022	6,884	1,312	8,196	1D & 1G	5
2024	6,884	1,312	8,196	1D & 1G	5
2026	6,884	1,312	8,196	1D & 1G	5
2028	6,884	1,312	8,196	1D & 1G	5
2030	6,884	1,312	8,196	1D & 1G	5
2032	13,767	2,624	16,391	2D & 1G	10
2036	3,879	1,155	5,034	1G	4
2038	3,055	1,155	4,210	1G	3
2040	5,922	3,065	8,987	1G	8

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