

PROPERTY DETAILS



Ceiling Height

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



Power

3-Phase, 200 amp



Estimated Completion

Q1 2026



Loading

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



Floor Load Capacity

500 lbs psf (warehouse)
100 lbs psf (mezzanine)



Ability to combine available units for larger contiguous spaces



BUILDING ONE - 9800 VAN HORNE WAY, RICHMOND, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	LOADING	PARKING	PRICE
1002	3,173	1,533	4,706	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	UNDER CONTRACT
1028	2,508	1,020	3,528	1G	3	UNDER CONTRACT
1030	2,240	977	3,217	1G	3	UNDER CONTRACT
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	SOLD
1052	1,587	872	2,459	1G	2	-

CONTACT

Kevin Kassautzki, Principal
604 646 8393
kevin.kassautzki@avisonyoung.com

Bryn Cartwright, Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

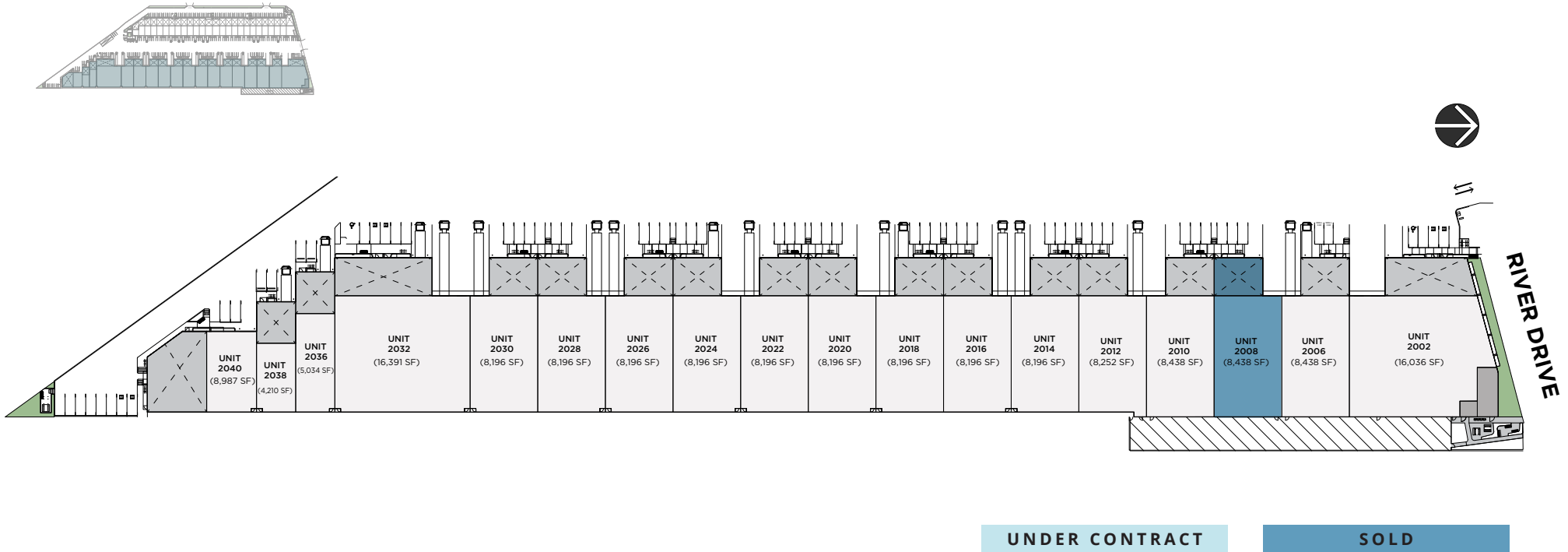
Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com

**Garth White Personal Real Estate Corporation*



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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*



Loading

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



Power

3-Phase, 200 amp



Floor Load Capacity

500 lbs psf (warehouse)
100 lbs psf (mezzanine)



Estimated Completion

Q1 2026



Ability to combine available units for larger contiguous spaces



BUILDING TWO - 9820 RIVER DRIVE, RICHMOND, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	LOADING	PARKING	PRICE
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	SOLD
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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 604 647 5093
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Garth White*, Principal, SIOR
 604 757 4960
garth.white@avisonyoung.com

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