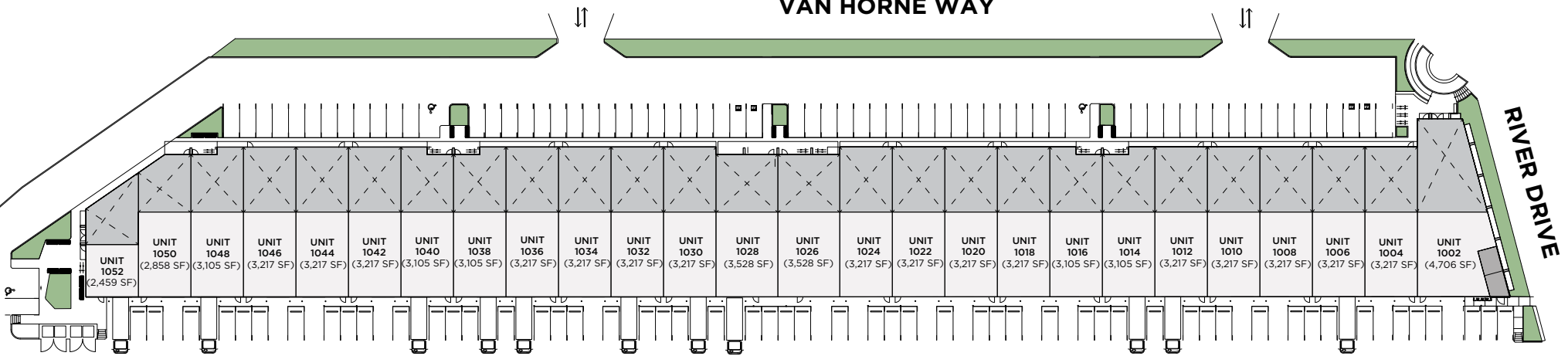


VAN HORNE WAY

RIVER DRIVE



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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