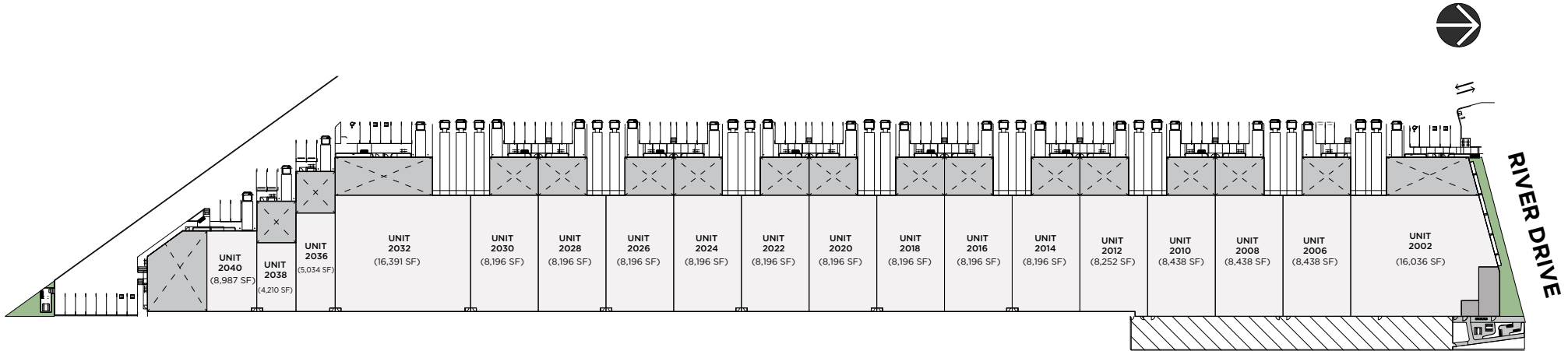
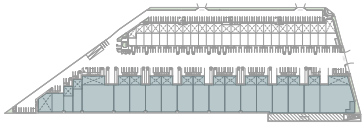




PROPERTY DETAILS



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

Q4 2026



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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