

FOR SALE

BRAND NEW
STRATA WAREHOUSE UNIT

UNIT 135

11920

FORGE PLACE

Richmond, BC



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UNIT 135

11920

FORGE PLACE Richmond, BC



THE OPPORTUNITY

Purchase a brand-new industrial strata unit in a high-demand business park. Located in the heart of Richmond's industrial hub, this unit provides excellent connectivity to major transportation routes and amenities.

Immediate access to Highway 99 and Highway 91
Close proximity to Vancouver International Airport
Dock and grade loading for flexible operations
Modern concrete tilt-up construction
Nearby retail, dining, and public transit options.

THE HIGHLIGHTS

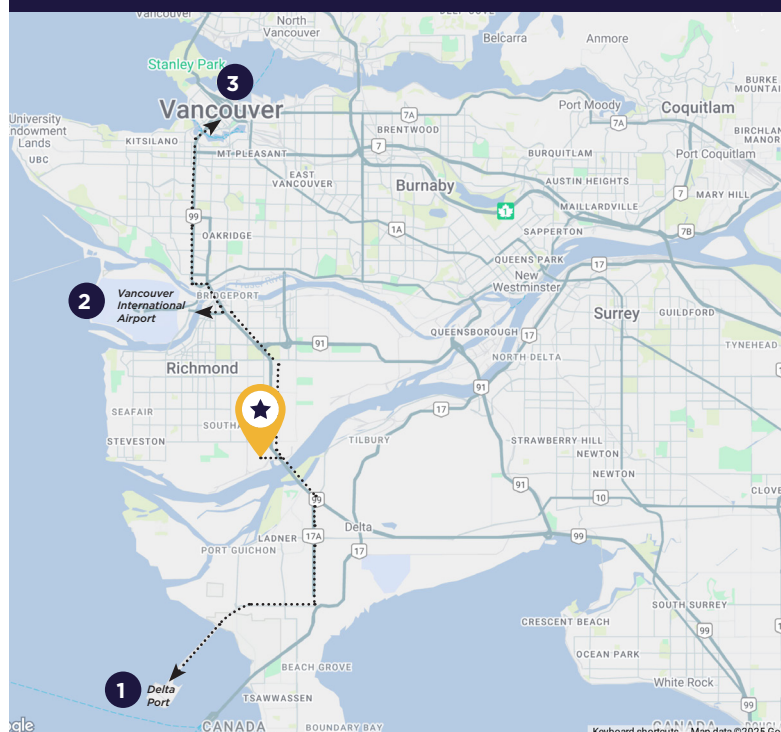
- State of the art features and brand new construction
- Excellent corporate appeal
- Opportunity to own in a market with extremely low vacancy and rising lease rates
- Ample room for truck maneuvering
- Flexible zoning allows for a wide variety of general industrial uses or distribution tenants
- Move-in ready

SALIENT DETAILS

CIVIC ADDRESSES	UNIT 135 - 11920 FORGE PLACE, Richmond, BC	
ZONING	IB-1 Industrial Business Park	
YEAR BUILT	2024	
CEILING HEIGHT	28' ceilings in warehouse	
LOADING	1 dock door, 1 grade door	
POWER	200 amp, 600 volt 3-phase power	
SPRINKLERS	ESFR	
PARKING	7 dedicated parking stalls	
HEATING	Gas fired forced air heating units and ceiling fans	
FLOOR LOAD	600 lbs per SF (Warehouse) 100 lbs per SF (Mezzanine)	
FEATURES	• Concrete tilt up construction • Ample glazing and natural light • Concrete mezzanine • Available immediately	
UNIT 135	Warehouse	6,943 SF
	Mezzanine Storage	3,152 SF
	Total	10,095 SF
ASKING PRICE	\$5,552,250.00 (\$550 PSF)	

Drive Times To/From 11920 Forge Place, Richmond, BC

1. 20 minute drive to Delta Port
2. 20 minute drive to Vancouver International Airport
3. 45 minute drive to downtown Vancouver



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