

NEW PRICE \$670 PSF



Unit 109 - 11920 Forge Place, Richmond BC

# For Sale Brand New Industrial Strata with Dock and Grade Loading in Forge Landing

Accelerating success.

**Adam Mitchell**  
Personal Real Estate Corporation  
Vice President  
+1 778 229 9200  
adam.mitchell@colliers.com



## Opportunity & Location

Opportunity to purchase brand new industrial warehouse, located in the Riverside Industrial Park, close to the intersection of Steveston Highway & Highway 99. Offering efficient access to Richmond, YVR Airport & Metro Vancouver. Steps away from the Ironwood Plaza shopping centre featuring many amenities. Exterior wall tilt has been completed and are on track for approximately September completion.

### Available Area\*

Main Floor	5,577 SF
Mezzanine	1,483 SF
<b>Total</b>	<b>7,060 SF</b>

### Availability

Immediate

### Strata Fees

\$842.96 / month (2024 est.)

### Asking Price

\$670.00 / SF

*\*All areas are approximate and to be verified by the Vendor.*





## Features

- Brand new building - completion September, 2024
- Situated close to the intersection of Steveston Highway & Highway 99
- Warehouse skylight
- LED lighting & gas fired unit heater
- 28' clear ceiling height
- 600-lb PSF floor load capacity
- Ample truck maneuverability in loading area plus visitor parking



## Zoning

IB-1 (Industrial Business Park)



100 Amp/ 600 Volt  
3 Phase Electrical  
Service



Access to  
Highway 99



Pre-built structural  
mezzanine



1 Dock Loading  
1 Grade Loading



Vancouver



1100 - 1067 West Cordova Street,  
Vancouver, BC | V6C 1C7  
+1 604 681 4111

Highway 99

Shell Road

Steveston Highway

No. 5 Road



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