



**FORGE  
LANDING**

11920 Forge Place, Richmond, B.C.

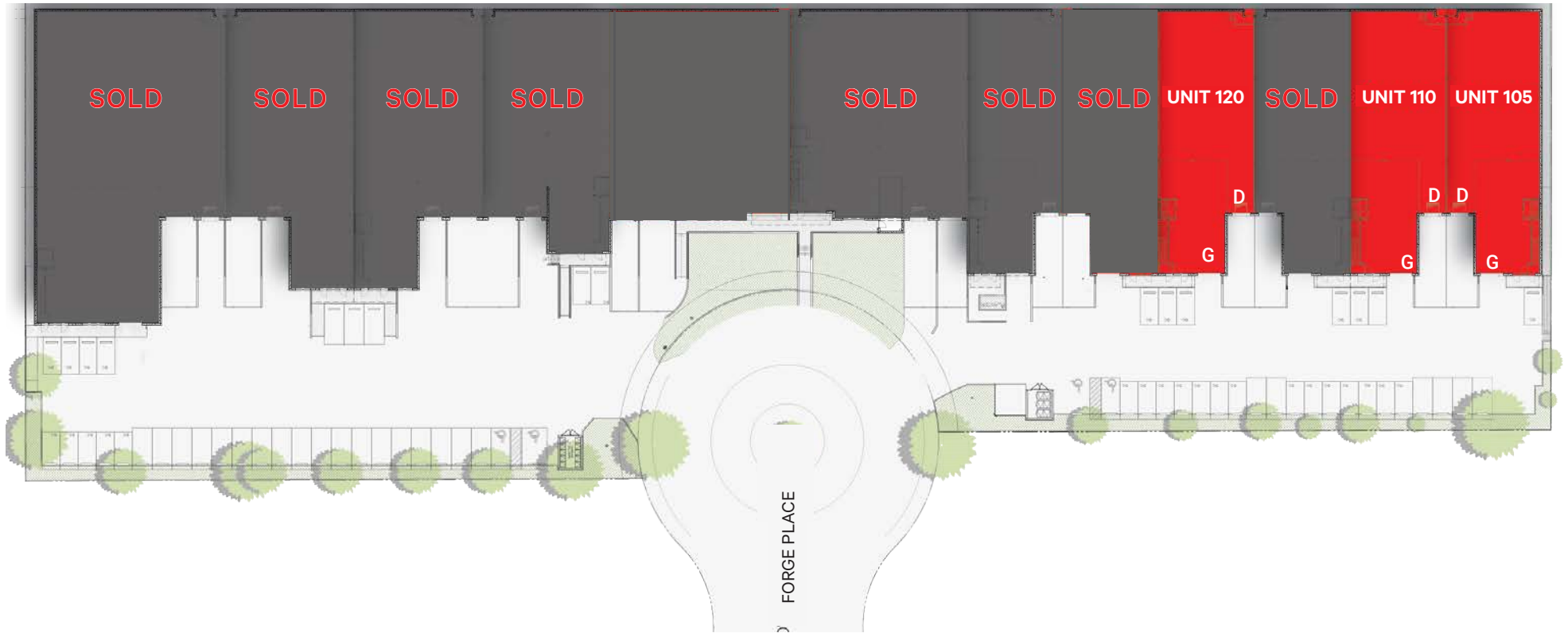
# **FINAL UNITS**

## **UNITS 105, 110 & 120**

**6,046 SF - 12,098 SF CONTIGUOUS BRAND NEW STRATA  
WAREHOUSE UNITS WITH DOCK & GRADE LOADING**

**CBRE**

**THE  
INDUSTRIAL  
SPECIALISTS**



## PROJECT HIGHLIGHTS



### CONSTRUCTION

Concrete tilt up construction



### LOADING

Dock loading door  
Grade loading access



### CEILING HEIGHT

28' clear ground floor  
ceiling height



### FLOOR LOAD

Sealed concrete ground floor  
with 600 pounds PSF capacity



### POWER

3- phase electrical per unit



### ACCESSIBILITY

1 washroom + 1 mezzanine  
rough in access



### OCCUPANCY

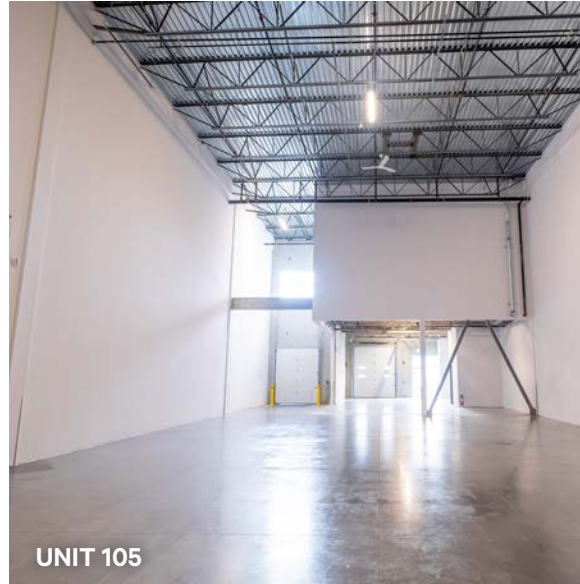
Immediately



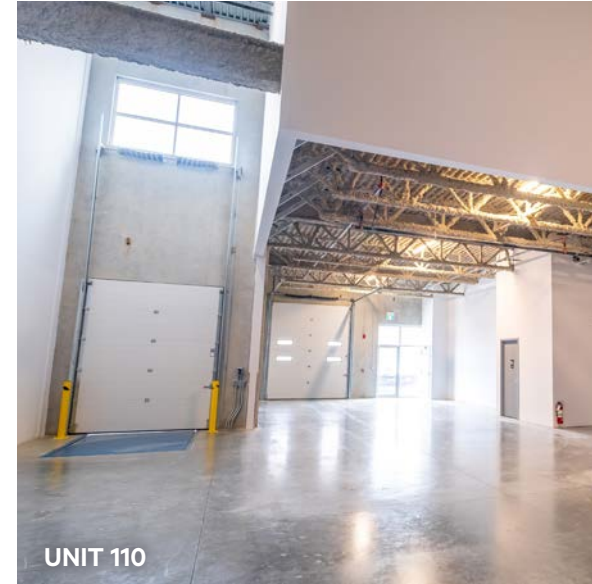
### ZONING

IB-1 (Industrial Business  
Park)





UNIT 105

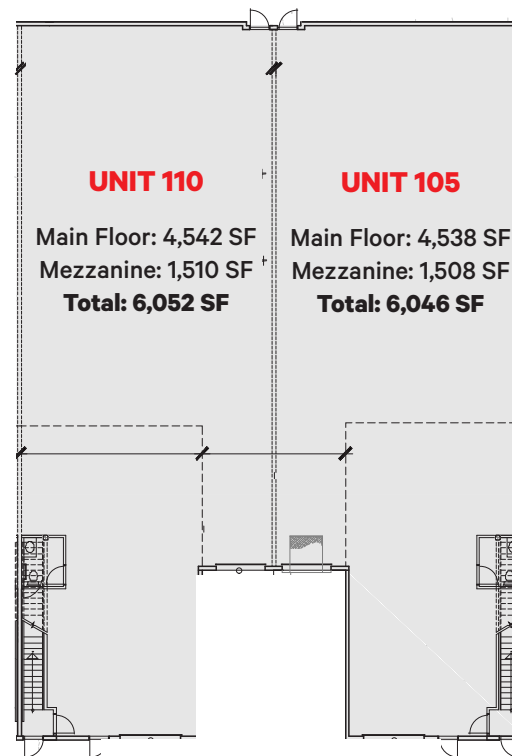


UNIT 110

## AVAILABLE UNITS

| Unit | Main Floor | Mezzanine | Total    | Price<br>(Price PSF)              |
|------|------------|-----------|----------|-----------------------------------|
| 105  | 4,538 SF   | 1,508 SF  | 6,046 SF | <b>\$2,871,850</b><br>(\$475 PSF) |
| 110  | 4,542 SF   | 1,510 SF  | 6,052 SF | <b>\$2,874,700</b><br>(\$475 PSF) |
| 120  | 4,542 SF   | 1,510 SF  | 6,052 SF | <b>\$2,874,700</b><br>(\$475 PSF) |

Units 105 & 110 can be contiguous



UNIT 120

[CLICK HERE FOR ADDITIONAL PHOTOS](#)

# CONTACT US

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VANCOUVER

SHELL ROAD

HIGHWAY 99

NO. 5 ROAD

STEVESTON HIGHWAY