



## PROPERTY DETAILS



### Ceiling Height

Warehouse: 26' clear  
 Ground floor (below mezzanine): 10'8"  
 Mezzanine (fully-enclosed): 12'10" to underside of joist



### Power

3-Phase, 200 amp



### Estimated Completion

Q1 2026



### Loading

Rear-loading, grade-level (12' x 14')



### Floor Load Capacity

500 lbs psf (warehouse)  
 100 lbs psf (mezzanine)



Full building opportunity available



## BUILDING ONE - 9800 VAN HORNE WAY, RICHMOND, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	LOADING	PARKING	PRICE
1002	3,173	1,533	4,706	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	-

## CONTACT

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