



## 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*



### Loading

Front-loading, grade-level (12' x 14') and/or dock-level (8' x 10') with hydraulic levellers



### Power

Main panel: 200A at 600V  
Sub panel: 200A at 120/208V



### Floor Load Capacity

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



### Estimated Completion

Q1 2026



Ability to combine available units for larger contiguous spaces



## BUILDING TWO - 9820 RIVER DRIVE, RICHMOND, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	LOADING	PARKING	PRICE
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	SOLD
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	SOLD
2032	13,767	2,624	16,391	2D & 1G	10	SOLD
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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