

V U L C A N



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THE NEXT EVOLUTION OF INDUSTRIAL OWNERSHIP



An exclusive collection of 14 dock loading strata warehouse units in Crestwood – the highly sought-after industrial center in North Richmond.

Strategically located and built to stand the test of time. Future-proof your business in a space designed to best accommodate your growth. Units starting from 13,905 square feet, featuring 2 or 3 dock doors and 32' clear height warehouse ceilings. This strata ownership opportunity provides the security to expand your business horizons.

FORGE YOUR LEGACY. IT BEGINS HERE.

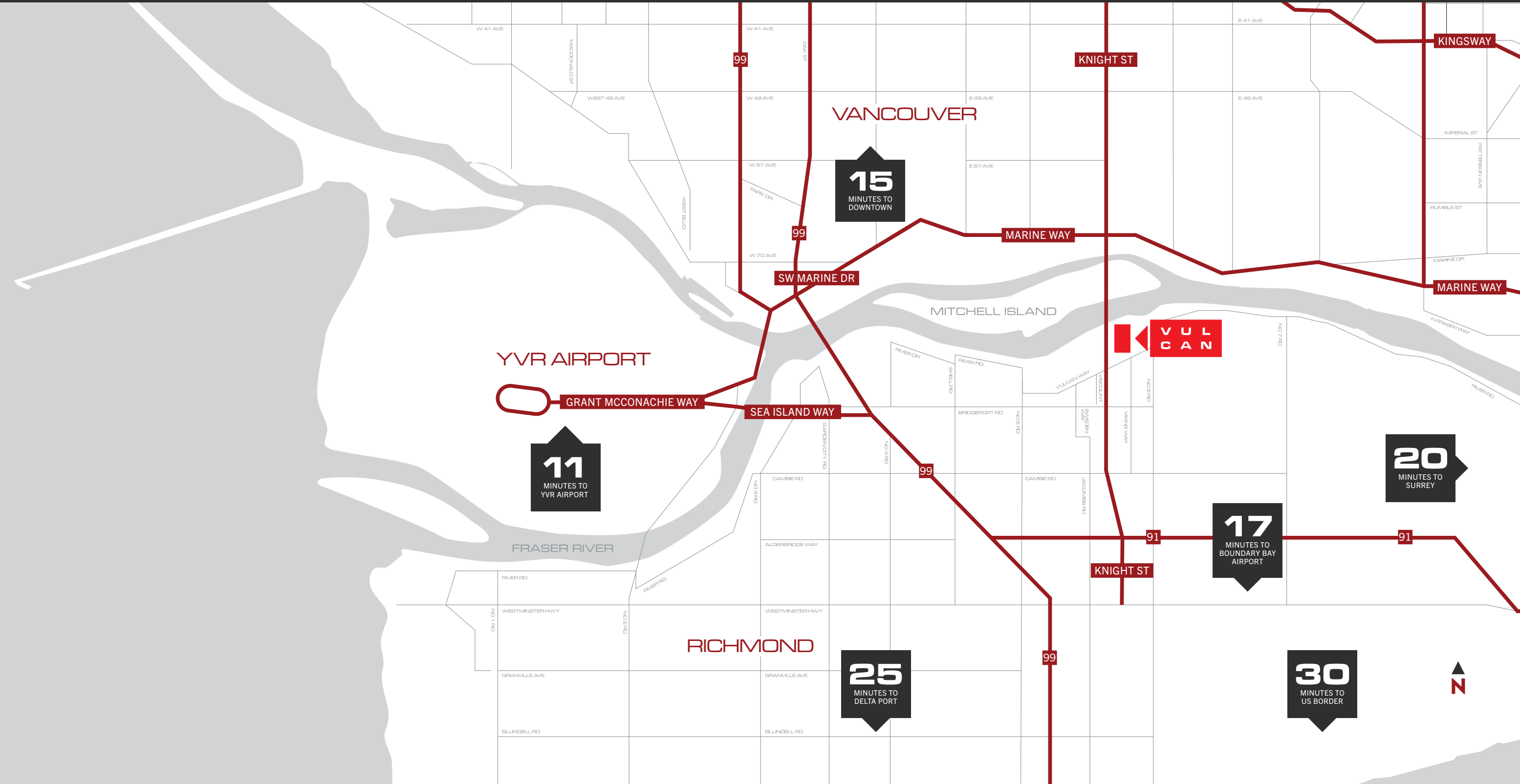
UNPARALLELED LOCATION

CONVENIENT & CONNECTED

Located in the second largest industrial market in the Lower Mainland, Vulcan's prime location in the Crestwood area of North Richmond offers convenient access to key transportation corridors and major highways, connecting your business to all areas of Metro Vancouver, YVR, and the US border.

Share the neighborhood with well-established and like-minded businesses including Staples, Home Depot, IKEA, Coca-Cola, Loblaws, BC Liquor, and more.

N 49° 11' 54.456", W 123° 4' 26.148"

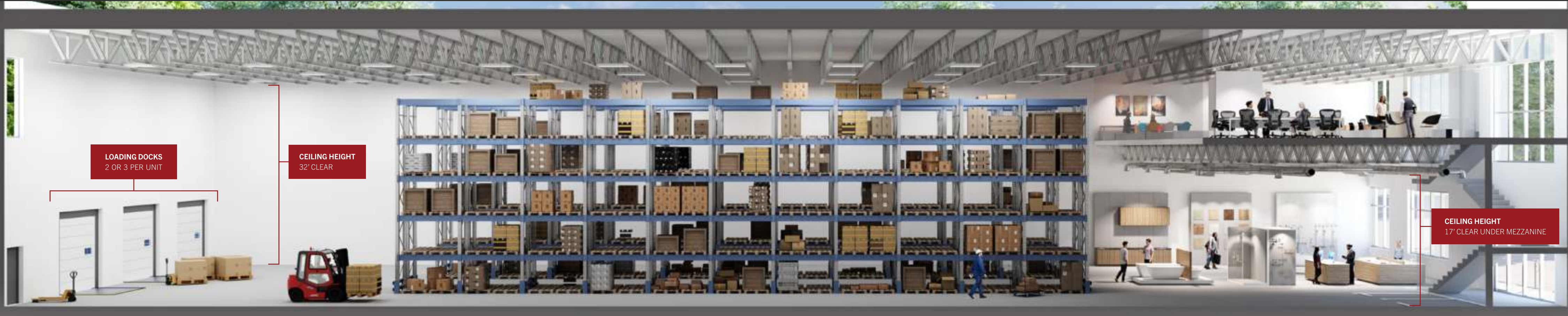


DESIGN SPECIFICATIONS

INNOVATIVE & DYNAMIC

Vulcan industrial warehouse units offer the ultimate operational functionality to take your business to the next level. With the most optimal dock door-to-floor area ratio in Richmond, these units offer generous vertical capacity to accommodate your future expansion. Features include 32' clear warehouse ceiling heights, concrete tilt-up construction and front-entry, rear-load warehouse configuration.





DESIGNED FOR OPTIMAL FUNCTIONALITY

CEILING HEIGHTS

- Minimum 32' clear to the underside of joist structure within warehouse area
- Approximately 17' clear height to the underside of 2nd floor joist structure

FLOOR LOAD CAPACITY

- 700 lbs per SF floor load rating for warehouse slab on grade
- 100 lbs per SF floor load rating for the second floor mezzanine structure

LOADING DOORS

- Recessed loading dock doors are 8'-6" (w) x 10' (h) manual lift insulated doors, including a manual 40,000lbs capacity hydraulic dock leveler
- Grade door, if applicable, to be 12' (w) x 14' (h) manual lift insulated loading door

FINISHED WASHROOM

- Accessible, two-piece washroom located on ground floor

ELECTRICAL

- Minimum 200 amp, 347/600 volt, 3-phase electrical service

LIGHTING

- LED energy efficient warehouse lighting with energy saving lighting control

SECOND FLOOR MEZZANINE

- Shell delivery with a 2 hour-rated steel stud partition wall separating 2nd floor from the warehouse area below. Drywall to be finished sanded, 1 coat primer, and ready for finish paint

INTERIOR DEMISING WALLS

- 1-hour fire-rated demising wall assembly drywall finished, sanded, one coat primer, and ready for finish paint

ZONING

- Light Industrial (IL) zoning to accommodate a wide range of light industrial and commercial uses

STRATEGIC DECISION

WHY OWN AT VULCAN

Ownership allows you to strategically futureproof your business by giving you control and flexibility. Build long-term wealth by investing in a standout industrial property and take advantage of the benefits for the future of your business.

INVEST FOR GROWTH

Property ownership provides a long-term investment that can be leased or sold in the future for diversified income.

BUILD EQUITY

As you pay down your principal, your equity grows. As property values increase, you create wealth that would not be possible with leased premises.

EXERCISE CONTROL

Avoid annual rent escalations and retain control over your operating expenses.

REALIZE FINANCIAL ADVANTAGES

Capital investments bring value to your business: operating expenses and mortgage interest can be written off and capital cost allowances provide tax savings.





BENCHMARK - RICHMOND



PIVOTAL - PORT COQUITLAM

TRUSTED DEVELOPER

Conwest is a local, privately owned real estate developer with over 40 years of experience throughout the Lower Mainland. With a renowned track record of delivering innovative projects, Conwest's approach centers around a foundation of strong relationships, excellence in customer experience, and delivering high product quality. With locally owned roots, Conwest is active across many sectors of real estate development including industrial and commercial strata, residential, and build to suit.



LORDCO AUTO PARTS - PORT COQUITLAM



VELO - DELTA

CONNEST

DEVELOPMENTS



SALES TEAM

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit www.cushmanwakefield.com.



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