

67 RETAIL ORIENTED INDUSTRIAL STRATA UNITS



ALLIANCE
ON VANGUARD

EXCLUSIVE PREVIEW PACKAGE

THE FIRST OF ITS KIND

Alliance on Vanguard introduces brand new industrial and retail space to North Richmond – the first new supply in eight years and the first two-storey industrial space in Richmond. Modern architecture pairs with quality construction to create premium loft-style spaces.



FORM AND FUNCTION

The 67 industrial strata units fall under IR zoning, which allows for a broad range of uses and offers operating flexibility. With increasing lease rates and land values, Alliance on Vanguard is a smart financial move for your business or your investment portfolio.





KEY FEATURES

STRUCTURE AND DESIGN

- High quality materials and a timeless modern architectural design
- Building systems designed to provide flexible layouts and customized floor plates
- High-profile location on the corner of Shell and Alderbridge
- ASHRAE 2010 insulated concrete and structural steel construction
- Abundant glazing allows for natural lighting in each unit
- Energy efficient building design for lower operating costs and a greener workspace
- Second floor loading to be 250psf rating
- All mezzanine loading to be 50-100 psf rating
- Slab on grade loading to be 300psf rating
- Enclosed Mezzanine or open concept loft style structure with access via stairs
- Outdoor lighting, landscaping and drip irrigation
- 18' - 10" service corridor for easy access and forklift maneuvering

INTERIOR WALLS AND DEMISING

- Perimeter walls will be concrete finish
- Demising walls to be steel studded, insulated, drywall finish taped, sanded, and ready for painting

ELEVATORS AND STAIRS

- Each building to be serviced by 2 15,000lbs freight elevators and 1 passenger elevators for a total of 6 elevators to service the development
- Convenient and well-lit pedestrian access stairwell services all floors

CEILING HEIGHTS

- Buildings A + B warehousing area 22' clear
- Mezzanine 12' clear
- Service corridor 22' clear

MECHANICAL

- NFPA 13 standard, ESFR sprinkler system coverage in warehouse and mezzanine
- Rough-in plumbing for all units with option to finish
- Building design with low maintenance exterior materials
- Rough-in ready for all heating and cooling units

ELECTRICAL

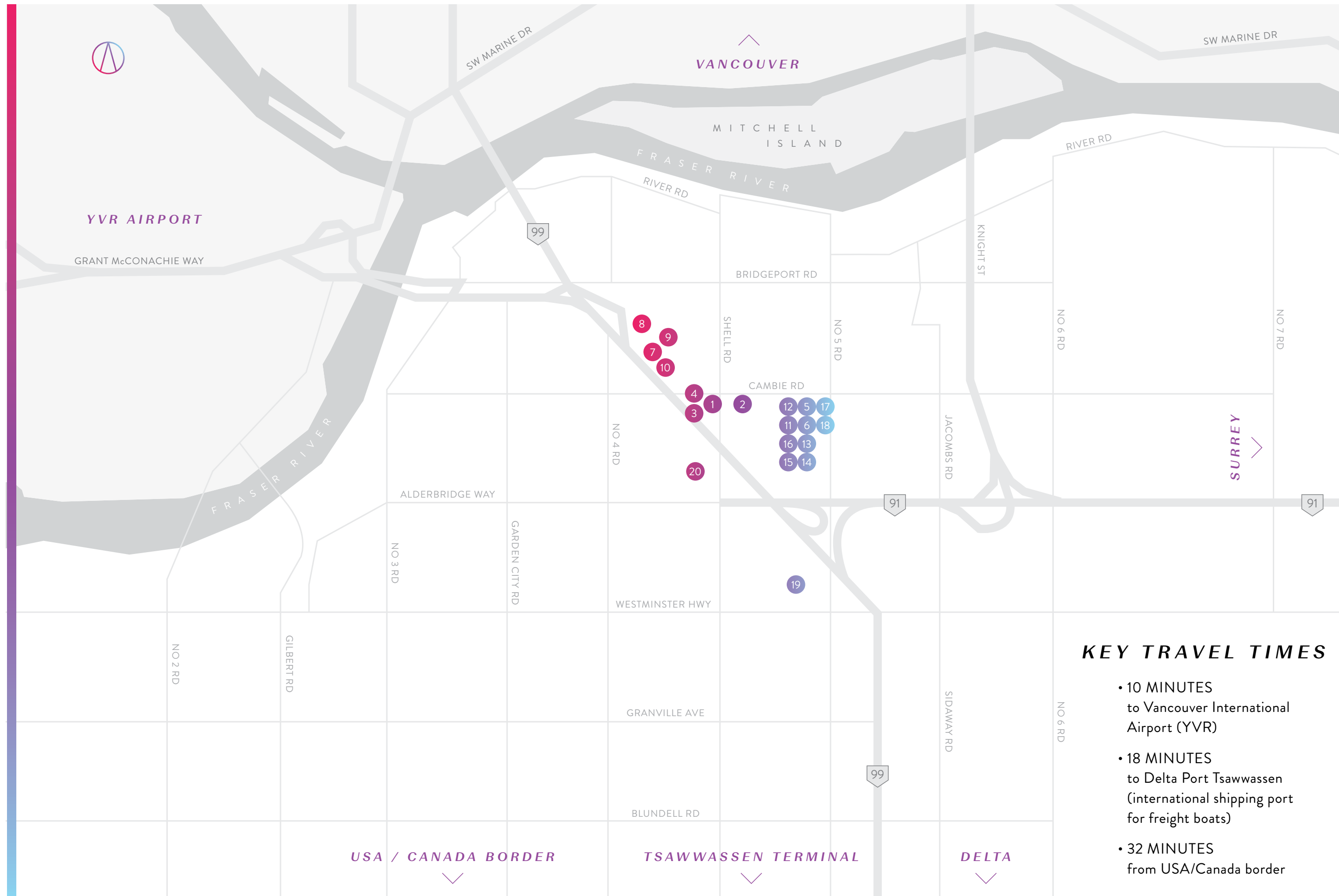
- Power - TBD
- High efficiency LED lighting designed to shell space

SECURITY

- Secured elevator and stairwell access
- Lighting on key building and parkade locations

There are 4
12,000lbs elevators
and
2 passenger
elevators

*subject to change



KEY TRAVEL TIMES

- 10 MINUTES to Vancouver International Airport (YVR)
- 18 MINUTES to Delta Port Tsawwassen (international shipping port for freight boats)
- 32 MINUTES from USA/Canada border

- 1 Auto West BMW
- 2 Mercedes Benz No.1 Collision
- 3 Mini Richmond
- 4 McDonalds
- 5 Shoppers Drug mart
- 6 Continental Seafood Restaurant
- 7 Steve Nash Fitness
- 8 Denny's
- 9 Shark Club Richmond
- 10 Chop Steakhouse and Bar
- 11 Kiyo Sushi
- 12 Church's Chicken
- 13 Dominos
- 14 L.A. Chicken
- 15 Lotus Restaurant
- 16 Tandoori Kona
- 17 Himalaya Restaurant
- 18 Little Ongpin
- 19 Richmond Nature Park
- 20 Odlinwood Park

A RICHMOND HUB

Located in the middle of Metro Vancouver, North Richmond is a natural centre for industry. Proximity to the airport, ports, and major highways is conveniently close, making logistics for any business a straightforward endeavour. Nearby restaurants, services, and plazas offer local convenience for users. This burgeoning area is an ideal location for success.





ZONING AND USES

PERMITTED USES

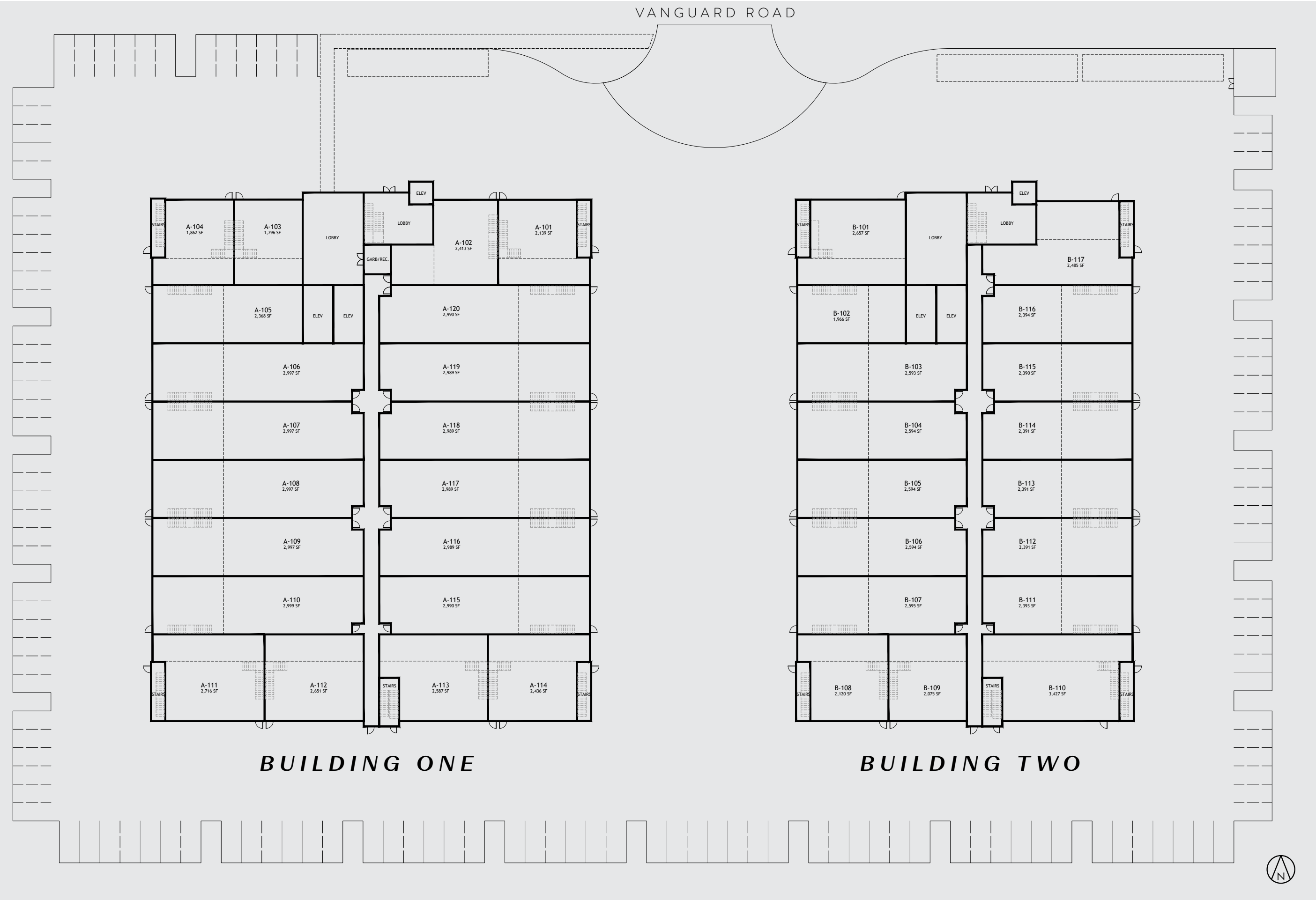
- auction, minor
- building or garden supply
- child care
- commercial storage
(Bylaw 8684, Jan 17/11)
- commercial vehicle parking and storage
(Bylaw 8582, Apr. 19/10)
- contractor service
- education, commercial
- equipment, minor
- emergency service
- government service
- greenhouse & plant nursery
- health service, minor
(Bylaw 8760, May 16/11)
- industrial, general
- library and exhibit

- manufacturing, custom indoor
- office
(Bylaw 8582, Apr. 19/10)
- parking, non-accessory
(Bylaw 9490, Mar 21/16)
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- restaurant, drive-through
- retail, second hand
- service, business support
- studio
- utility, minor
- vehicle body repair or paint shop
- vehicle repair
- warehouse sales

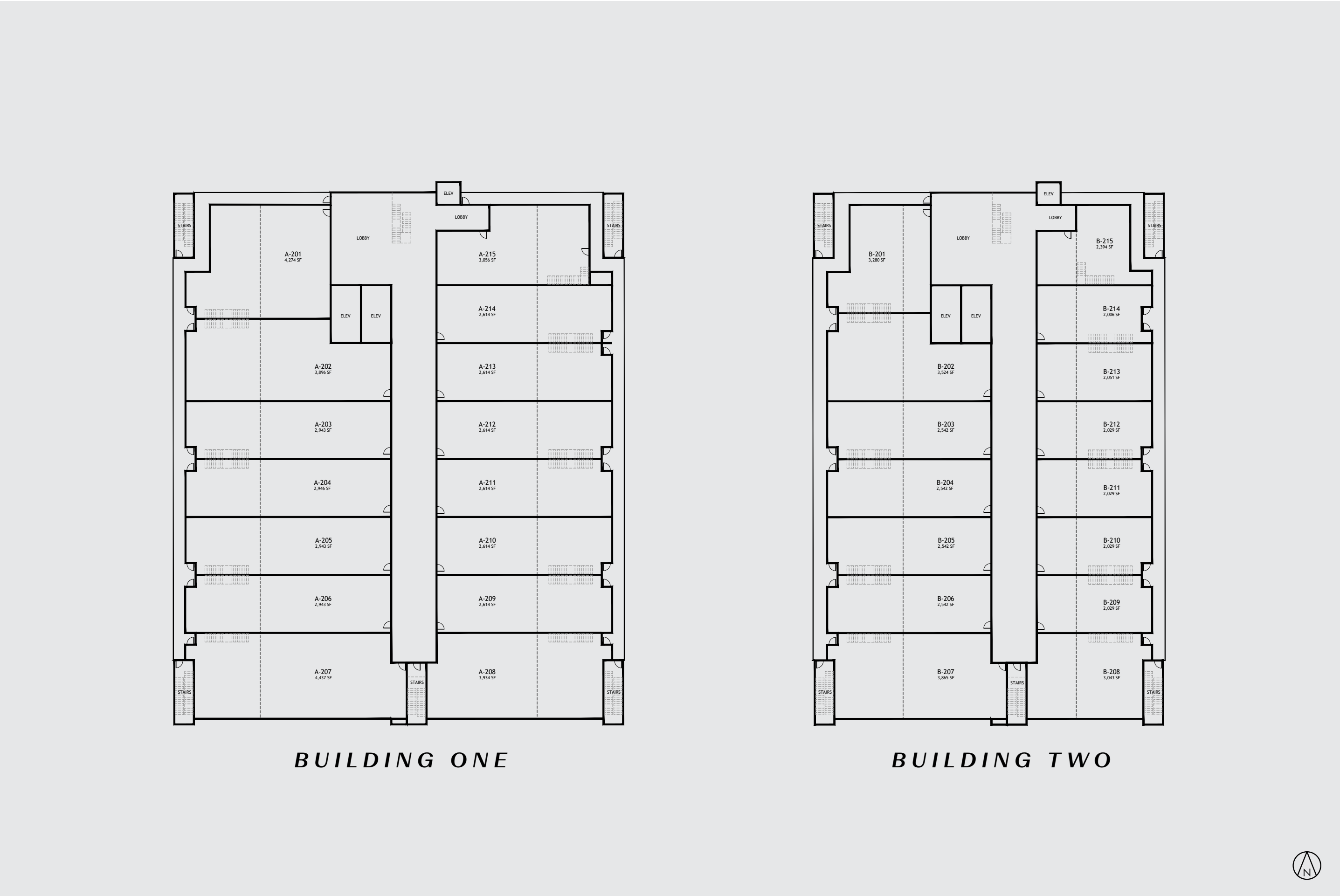
SECONDARY USES

- residential security/operator unit
- hotel
- religious assembly
- retail, general

LEVEL ONE



LEVEL TWO



BUILDING A LEGACY

Alliance Partners is an avid player in real estate development with a network spanning across the lower mainland creating exceptional value within existing communities.



MONOGRAM, VANCOUVER



ALLIANCE ON CLARK, VANCOUVER



ALLIANCE
ON VANGUARD

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