

VULCAN

13631 VULCAN WAY | RICHMOND, BC

MOVE IN
TODAY



**NORTH RICHMOND'S MOST ADVANCED
STRATA WAREHOUSES — BUILT TO
PERFORM, DESIGNED TO IMPRESS.**



WAREHOUSE OPPORTUNITY

Vulcan is an exclusive collection of 14 dock loading strata warehouse units located in Crestwood, North Richmond.

This project is designed to future-proof businesses by providing modern, flexible spaces that accommodate growth and operational efficiency. Units start from 13,905 SF, featuring 2 or 3 dock loading doors and 32' clear-height warehouse ceilings. This strata development aims to offer businesses a strategic advantage through its prime location and state-of-the-art facilities.

**CRAFTING EXCELLENCE,
FORGING THE FUTURE**



DESIGN SPECIFICATIONS

CEILING HEIGHTS

- 32' clear (warehouse)
- 17' clear (under mezzanine)

FINISHED WASHROOMS

- Accessible 2-piece washroom (warehouse)
- 2-piece washroom (mezzanine)

STORAGE

- Dedicated in-suite bicycle storage room with painted walls and bicycle racks

FLOOR LOAD

- 700 lbs per sq ft (warehouse)
- 100 lbs per sq ft (mezzanine)

SECOND FLOOR MEZZANINE

- Shell delivery with a 2 hour-rated steel stud partition wall separating 2nd floor from warehouse area below

LOADING

- 3 dock doors or 2 docks and 1 grade door
- Door Sizes:
 - Grade door: 12' (w) x 14' (h)
 - Dock door: 8'-6" (w) x 10' (h)

ELECTRICAL

- Minimum 200 amp, 3-phase electrical service

ZONING

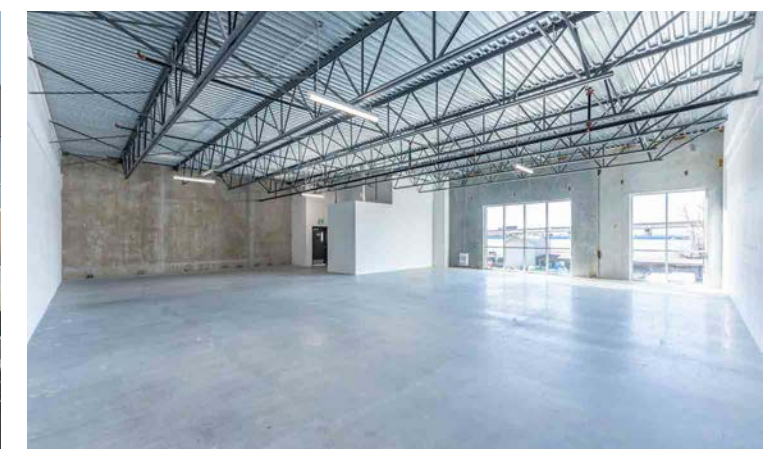
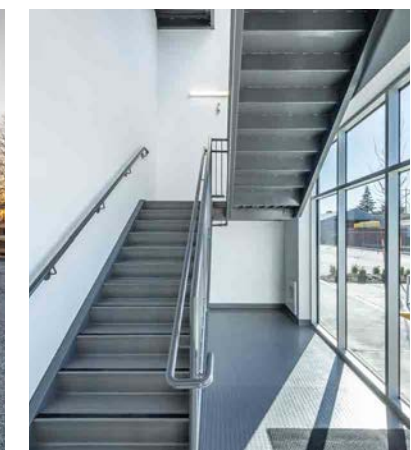
- IL – Light Industrial

INTERIOR WALLS

- 1-hour fire-rated demising wall assembly

EV CHARGING

- Rough-in provision for exterior pedestal mounted EV charging outlet



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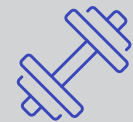
14+

RESTAURANTS



10+

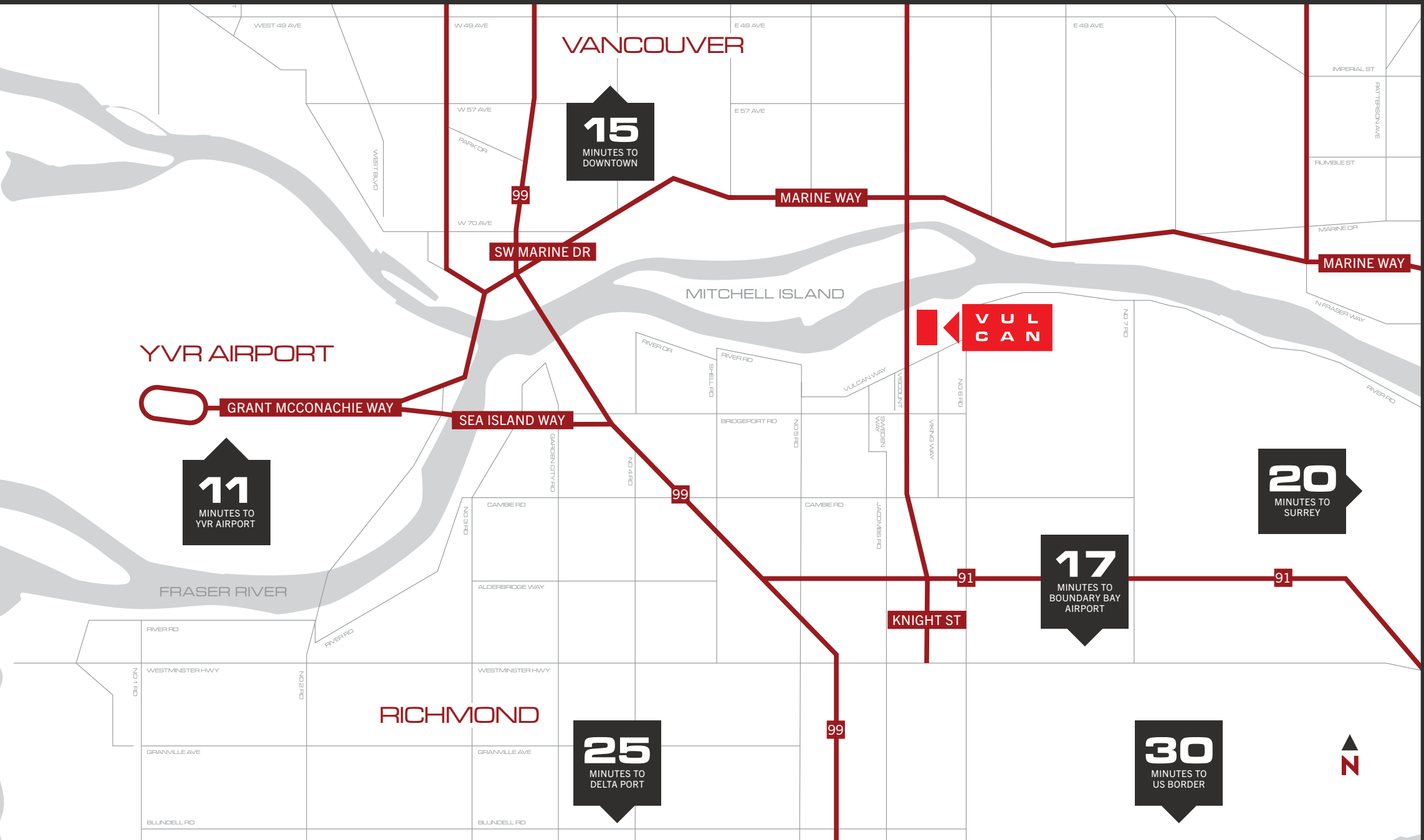
CAFES



13+

FITNESS

WITHIN 2KM RADIUS



LOCATION

Vulcan is strategically situated in North Richmond, the second-largest industrial market in Greater Vancouver. The prime location offers convenient access to key transportation corridors and major highways, connecting businesses to Metro Vancouver, YVR Airport, Deltaport, and the US Border. This strategic positioning allows companies to efficiently manage their supply chains and distribution networks, reducing transit times and costs.

MAJOR ROUTES

Notable Businesses Proximity to Established Businesses

Located near major companies like Staples, The Home Depot, IKEA, Coca-Cola, and Loblaws. Being in close proximity to these established businesses creates opportunities for networking and collaboration, further enhancing the appeal of Vulcan Richmond.



VULCAN OWNERSHIP

PRIME LOCATION: Located in Crestwood, North Richmond, providing seamless connectivity to major transportation routes. This ensures that businesses can easily access local and international markets, enhancing their competitive edge.

MODERN DESIGN: Units feature optimal loading configurations and high ceilings designed for operational functionality. The modern design caters to the needs of contemporary businesses, offering flexible spaces that can be customized to suit specific requirements.

FUTURE-PROOF: Built to accommodate business growth and maximize capacity. Vulcan Richmond's design and infrastructure are geared towards supporting long-term business expansion, making it a sound investment for the future.

INVESTMENT OPPORTUNITY: Property ownership offers long-term wealth building and control over operating expenses. Owning a unit at Vulcan Richmond provides businesses with financial stability and the potential for capital appreciation.

> FINANCIAL ADVANTAGE

> GROWTH

> CONTROL

> EQUITY

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.

CONNEST
DEVELOPMENTS



BENCHMARK
RICHMOND



PIVOTAL
PORT COQUITLAM



LORDCO AUTO PARTS
PORT COQUITLAM



VELO
DELTA

Drive Times

10 MINUTES TO YVR AIRPORT**25** MINUTES TO DOWNTOWN VANCOUVER**30** MINUTES TO DELTAPORT (ROBERTS BANK TERMINAL)**20** MINUTES TO BOUNDARY BAY AIRPORT**25** MINUTES TO SURREY (CENTRAL CITY AREA)**35** MINUTES TO US BORDER (PEACE ARCH CROSSING)

CONTACT OUR TEAM

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