



YOUR BUSINESS YOUR BLUEPRINT



URBAN5 INDUSTRIAL WAREHOUSES

Urban5 is well-connected to major transportation routes facilitating convenient travel to other parts of Richmond and Metro Vancouver. Located minutes from the intersection of Steveston Highway and Highway 99. Convenient public transit routes along Horseshoe Way and Steveston Highway link directly to downtown Richmond and the Canada Line SkyTrain. The nearby Ironwood Plaza and Coppersmith Corner Shopping Centre features over 60 unique retail stores, restaurants, banks and other services.

PROJECT OVERVIEW

Located in South Richmond at **12120 No. 5 Road, Richmond, BC** and Designed by Lo Studio Architecture, Urban5 will be comprised of 13 spacious strata units starting at 4,354 SF.

Showroom located at: 101-3231 NO 6 RD.

Zoning: Light Industrial

Estimated occupancy date: March 2026

Site Size: 71,874 SF (Gross)

UNIT DETAILS

- Concrete tilt up construction
- Grade loading doors
- 22' Ground floor ceiling height below office & mezzanine
- 32' Ground floor warehouse ceiling height
- Separate entrance to 2nd level office
- Sealed concrete ground floor with maximum 500 pounds PSF capacity
- 100A, 347/600V 3 phases service, capable of providing 280A at 120/208V 3 phases
- Abundant glazing provides plenty of natural light
- Enclosed 2nd level offices with roughed-in HVAC unit
- Steel stairway
- Level 2 Electric Vehicle (EV) charging

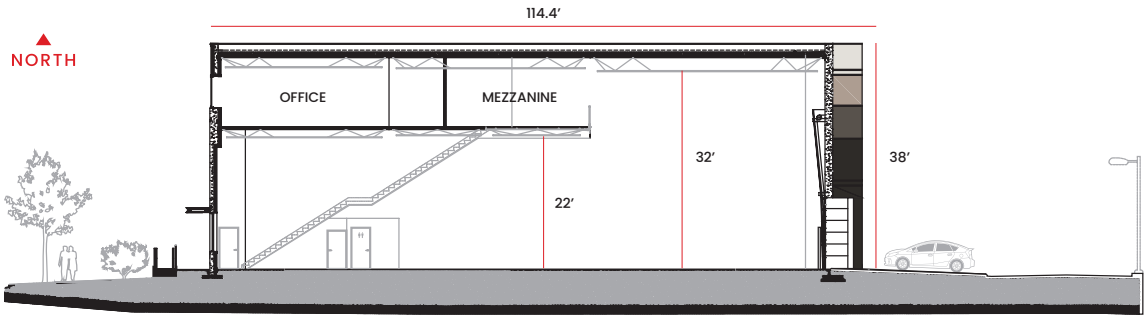
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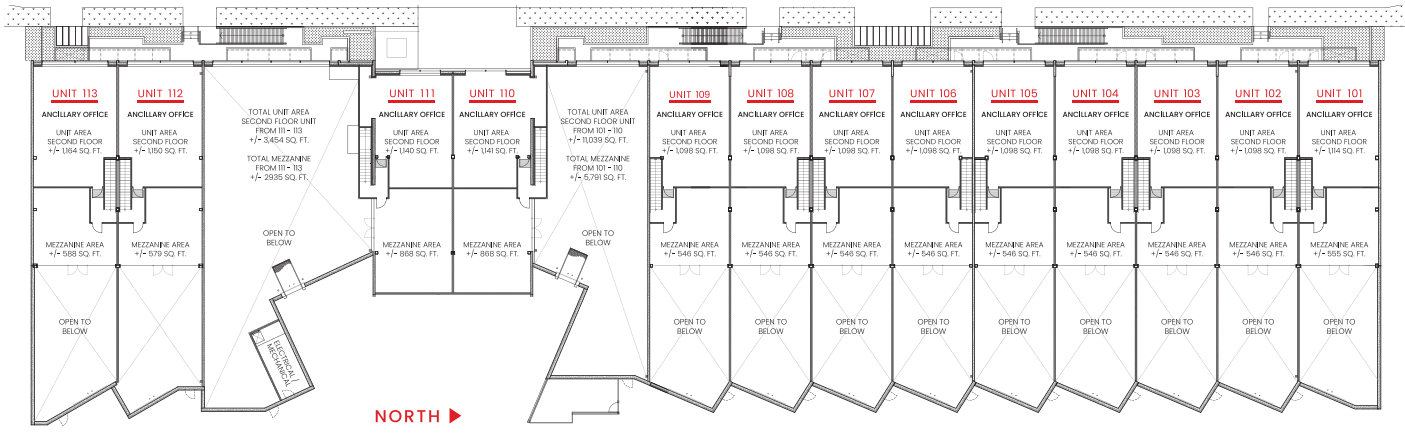
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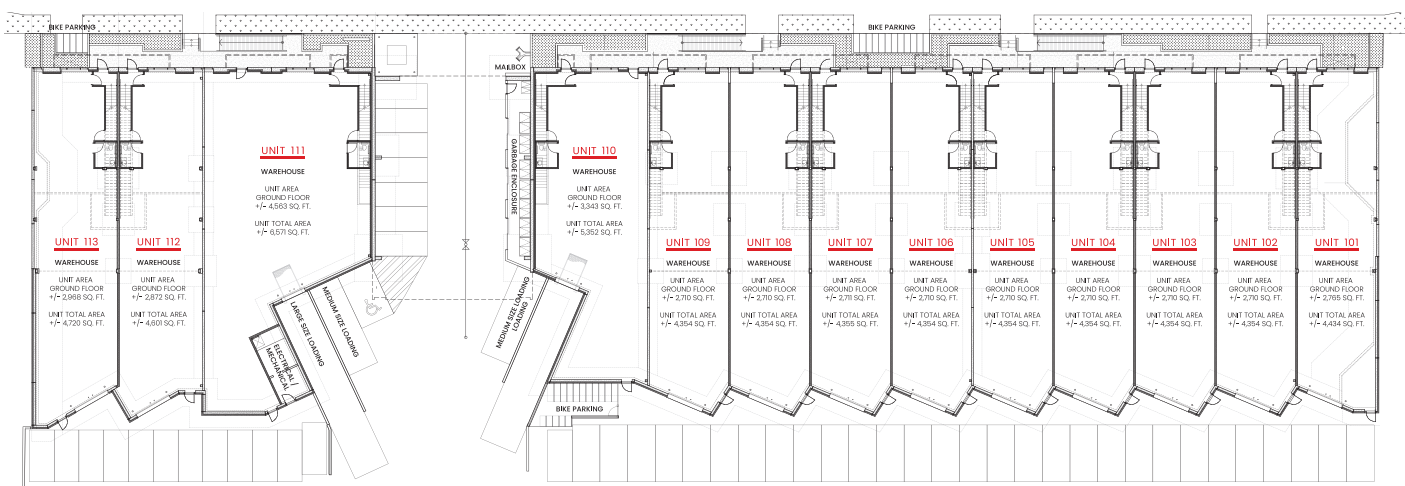




SECOND FLOOR OFFICE & MEZZANINE



GROUND FLOOR WAREHOUSE



	GROUND FLOOR	OFFICE	MEZZANINE	TOTAL
UNIT 101	±2765	±1114	±555	±4434
UNIT 102	±2710	±1098	±546	±4354
UNIT 103	±2710	±1098	±546	±4354
UNIT 104	±2710	±1098	±546	±4354
UNIT 105	±2710	±1098	±546	±4354
UNIT 106	±2710	±1098	±546	±4354
UNIT 107	±2711	±1098	±546	±4355
UNIT 108	±2710	±1098	±546	±4354
UNIT 109	±2710	±1098	±546	±4354
UNIT 110	±3343	±1141	±868	±5352
UNIT 111	±4563	±1140	±868	±6571
UNIT 112	±2872	±1150	±579	±4601
UNIT 113	±2968	±1164	±588	±4720

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