





13 INDUSTRIAL WAREHOUSES FOR SALE
 LOCATED AT 12120 NO. 5 ROAD RICHMOND
 TAILOR MADE TO YOUR BUSINESS

FOR SALES INQUIRIES CONTACT:

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VISIT OUR SHOWROOM AT 101-3231 NO 6 RD. If you have questions, email us at SALES@URBAN5.CA. For more info, visit us at WWW.URBAN5.CA or scan the QR code.

Disclaimer: The square footage figures provided on this document are approximate and may vary by up to ±5%. These variations could be due to factors such as building inaccuracies, measurement methodologies, rounding, and other factors. The information is intended for general reference purposes only and should not be considered as a precise representation. Users are advised to verify the square footage detail upon completion and seek professional advice if needed. Urban5 and associate parties disclaim any liability for inaccuracies or discrepancies in square footages information.

This is not an offering for sale. Any offering can only be made with a disclosure statement. Prices are subject to change without notice and are subject to availability. E. & O.E. Developer reserves the right to modify or make changes to the building design, specifications, and floor plans without notice, should they be necessary. Sizes are based on architectural measurements. E. & O.E. Renderings, views, layouts are for illustration purposes only. E. & O.E.



12120 No 5 Rd.
 Richmond

URBAN5 IS BROUGHT TO YOU BY

Lucida Development - Development

Lucida Development boasts extensive project experience across diverse sectors in Asia, including real estate, construction, production services, and health and wellness. Their portfolio encompasses government infrastructure, villas, hotels, residential developments, shopping centers, and community planning initiatives. As they expand into North America, Lucida Development is dedicated to enhancing service quality and customer experience.



Lo Studio Architecture - Architecture

Founded in 2013, Lo Studio Architecture is a respected firm known for its harmonious blend of aesthetics and functionality, driven by a skilled team.



Specializing in commercial, residential, and industrial projects, Lo Studios provides tailored architectural solutions. With a dedication to excellence, Lo Studio combines creativity and practicality to achieve outstanding results. Through effective communication and innovative design, Lo Studio consistently surpasses expectations, earning recognition as industry leaders.

Westland - Construction

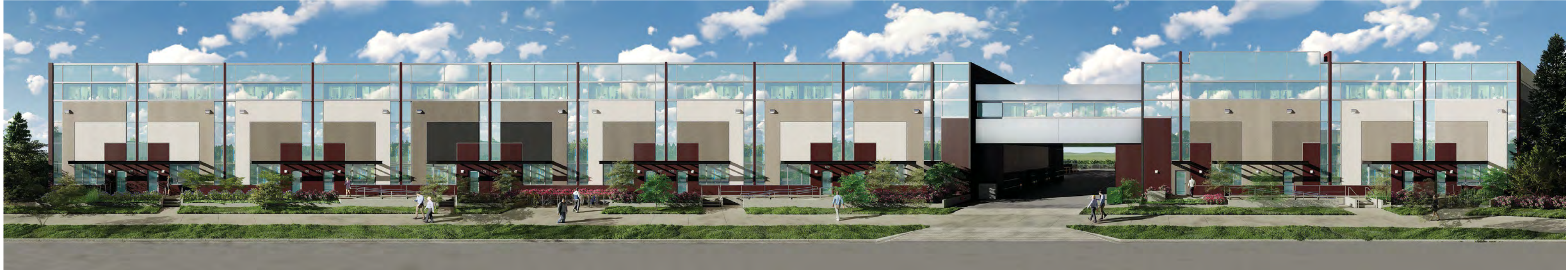
Bringing over 18 years of construction and development expertise, Westland excels in design excellence and delivering premium homes. Westland's dedicated in-house construction team ensures that each home meets Westland's high standards of quality.



Macdonald Commercial Realty & Luk Real Estate Group - Marketing

Our marketing specialist, Maggie Hon *PREC works hand in hand with Allan Cheng *PREC, a team member of the Luk Real Estate Group who specializes in commercial real estate and is founded on a unique set of principles of integrity and care paired with knowledge and experience to maximize value for business owners and investors. Currently, the Luk Real Estate Group stands as a top-performing commercial real estate team in Vancouver with a combined experience of 35 years and having successfully completed over \$2 billion in transactions and leased over 500,000 square feet of commercial property. With a dedicated team committed to meeting the diverse needs of both private and institutional clientele, the Luk Real Estate Group takes pride in helping investors and business owners in developing the right strategies to invest with confidence.





THE OPPORTUNITY

Urban5 provides an opportunity to invest and build equity in your own business and real estate. 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 square feet. Each unit comes equipped with ample glazing, grade loading, mezzanine, an enclosed 2nd level office featuring HVAC and separate entrances.

Urban5 is built with e-commerce warehouse needs in mind and the Light Industrial zoning permits a wide variety of allowable business uses. Combining spacious warehouse areas with an office space, each unit provides professionals like yourself, with an environment characterized by operational excellence. Situated in the Ironwood area, Urban5 takes advantage of Richmond's diverse economic landscape. Strategically located near key transportation routes, including Highway 17 and Highway 99, and its close proximity to Vancouver International Airport and ports, Urban5 emerges as a pivotal hub for logistics and distribution styled businesses.

PROPERTY HIGHLIGHTS & DETAILS

AVAILABLE AREA
Starting at 4,354 SF

TOTAL UNITS
13

DELIVERY DATE
Est. March 2026 Occupancy

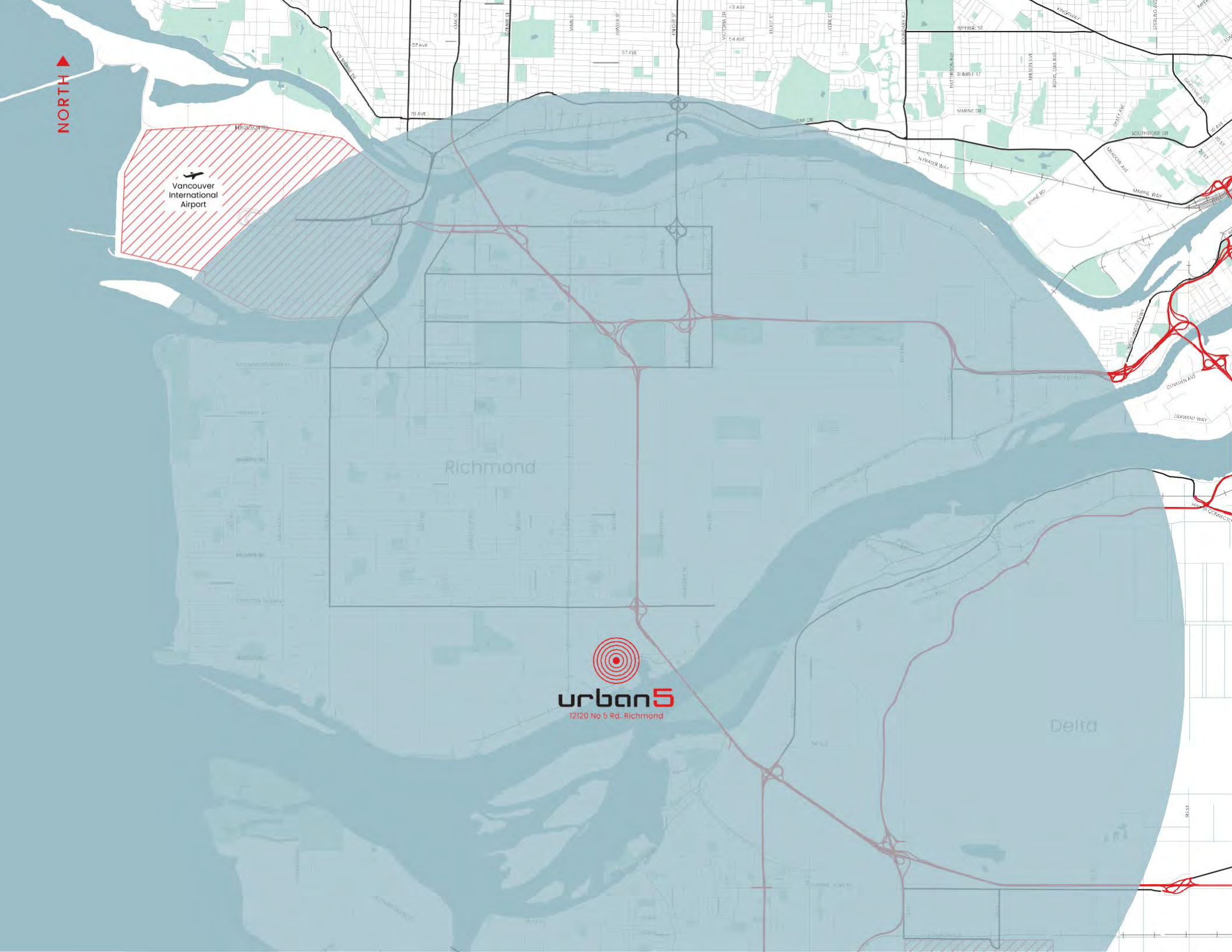
ZONING
Light Industrial

SITE SIZE
71,874 SF (Gross)

The new 8-lane George Massey tunnel crossing and corridor improvements will greatly reduce congestion. Corridor improvements include the Steveston Interchange, Bridgeport Road transit ramp, Highway 99 and 17A offramp widening. Estimated completion of the tunnel upgrade is 2030.

- 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

urban5



URBAN5 INDUSTRIAL WAREHOUSES

12120 NO. 5 ROAD, RICHMOND | YOUR BUSINESS, YOUR BLUEPRINT
 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 that link directly to downtown Richmond and the Canada Line SkyTrain. Clients and employees alike will also benefit from the nearby Ironwood Plaza and Coppersmith Corner Shopping Centre which features over 60 unique retail stores, restaurants, banks and other services.

Benefit from Urban5's close proximity to Vancouver International Airport, and seamlessly engage in import/ export, distribution, and air cargo needs. Approximately 15mins to YVR, and 11 mins from Boundary Bay Airport.

Richmond's proximity to the Port of Vancouver can be beneficial for businesses involved in international trade and shipping.

- 20mins to GCT Deltaport via Highway 99 S & Highway 17A
- 25mins to Fraser Surrey Docks via Highway 99 S & Highway 17
- 25mins to DP World Vancouver via Highway 99 N & Knight Street
- 5mins to GCT Vanterm via Highway 99 N & Knight Street



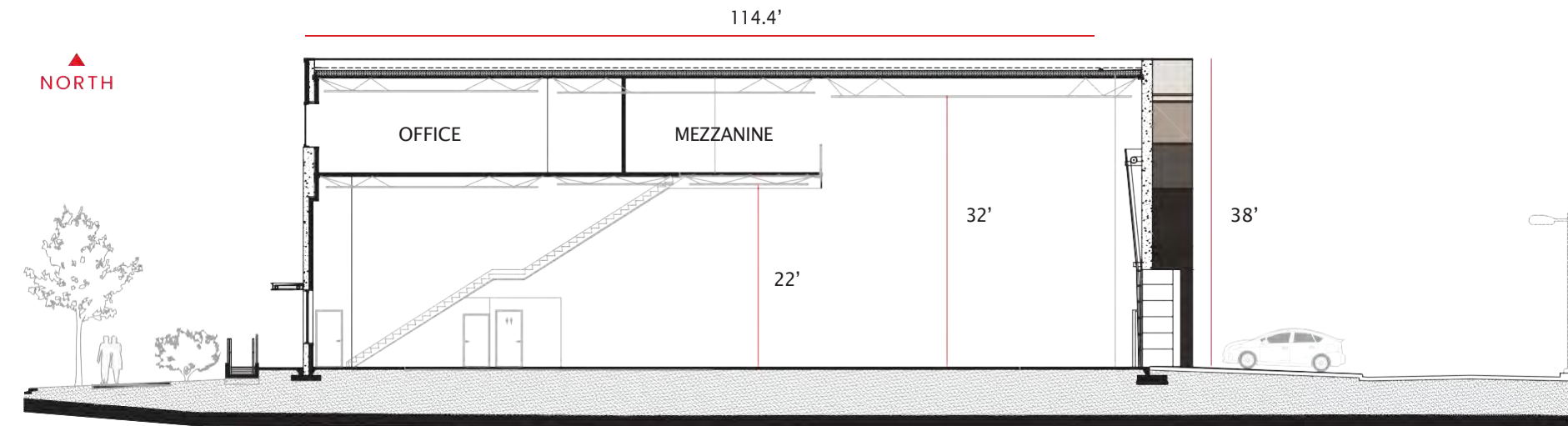
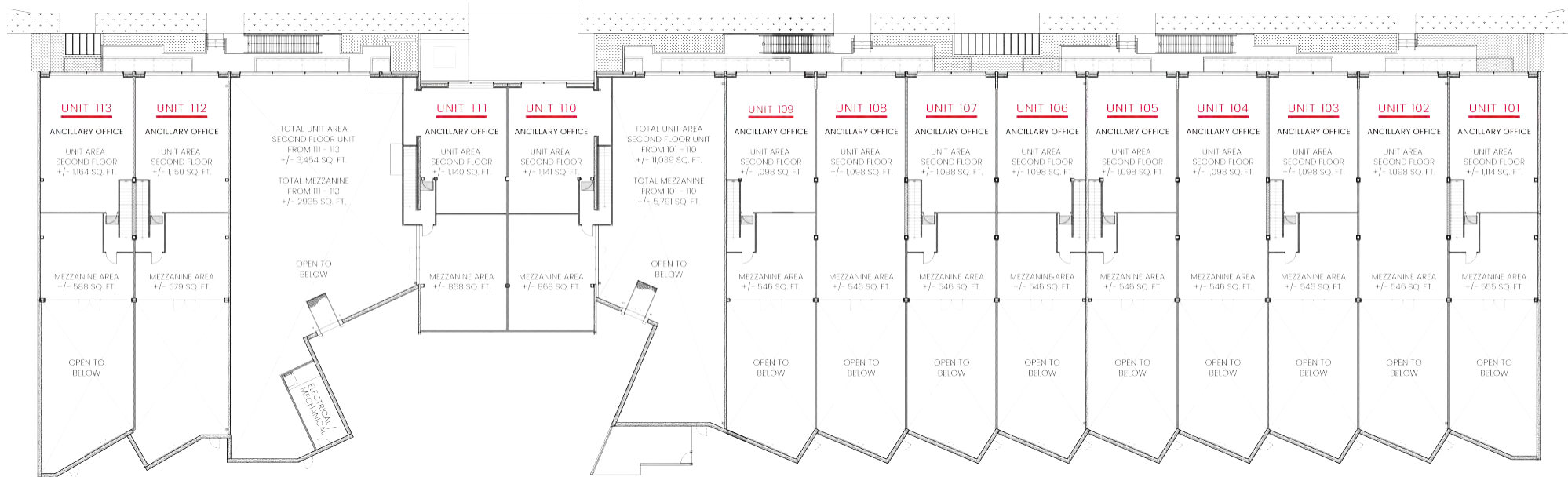
NEARBY AMENITIES

- | | | |
|----------------------|------------------|--------------------|
| · BC Liquor Stores | · Cora | · Save-On-Foods |
| · Boston Pizza | · Five Guys | · Scotiabank |
| · Browns Socialhouse | · London Drugs | · Starbucks |
| · Bulk Barn | · McDonald's | · TD Canada Trust |
| · Burger King | · Nando's | · The Chopped Leaf |
| · Canada Post | · OPA! of Greece | · The Keg |
| · Canadian Tire | · Quiznos | · Tim Hortons |

TRANSPORTATION

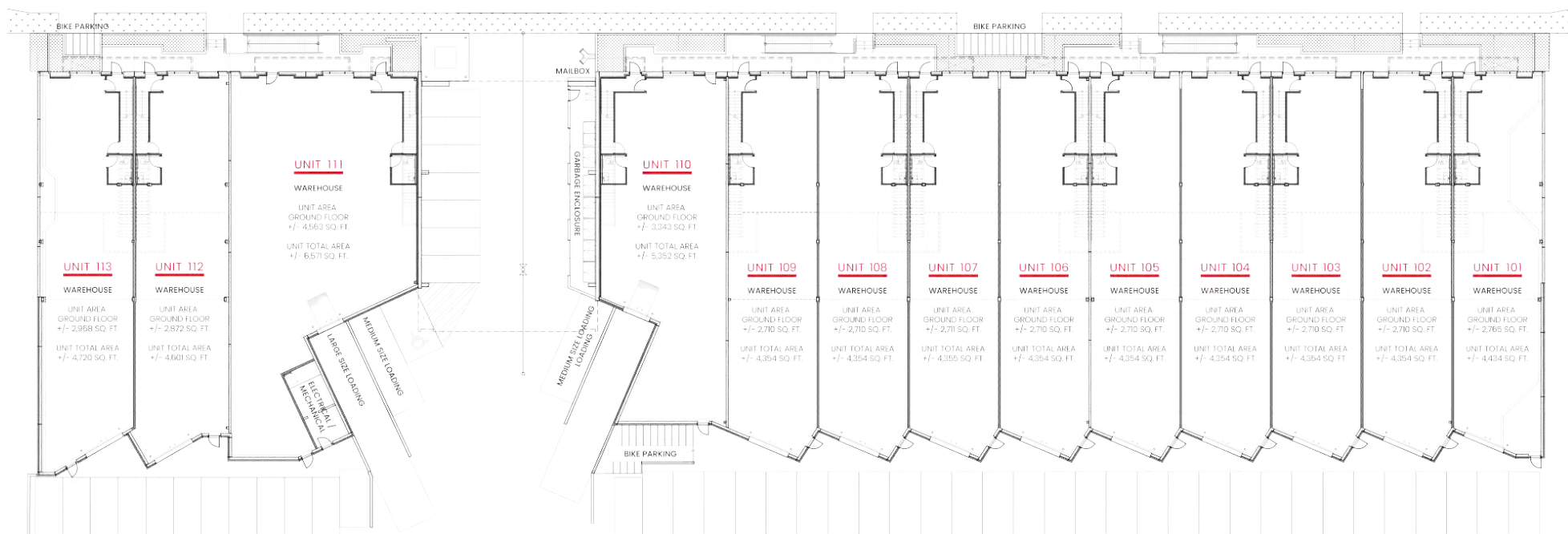
20 Mins bus ride from Richmond-Brighthouse SkyTrain Station.
 Approximately 30-35 Mins drive from Downtown Vancouver.





2 SECOND FLOOR OFFICE & MEZZANINE

1 GROUND FLOOR WAREHOUSE



YOUR BUSINESS YOUR BLUEPRINT



	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



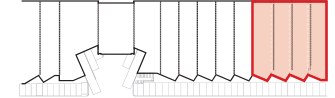
URBAN5 INDUSTRIAL WAREHOUSES

12120 NO. 5 ROAD, RICHMOND
YOUR BUSINESS, YOUR BLUEPRINT

UNITS: 101 | 102 | 103 | 104

Urban5 is designed to achieve a remarkable 10% improvement in energy efficiency compared to base building requirements. Each unit is equipped with a dedicated electric vehicle parking spot, aligning our commitment to sustainable practices. Moreover, pre-ducting for future solar installation is incorporated, ready for future renewable energy upgrades.

	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

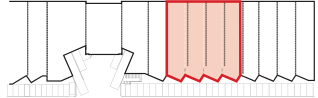


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URBAN5 INDUSTRIAL WAREHOUSES

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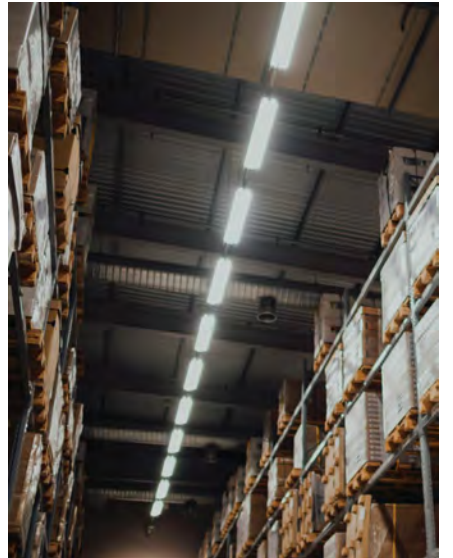
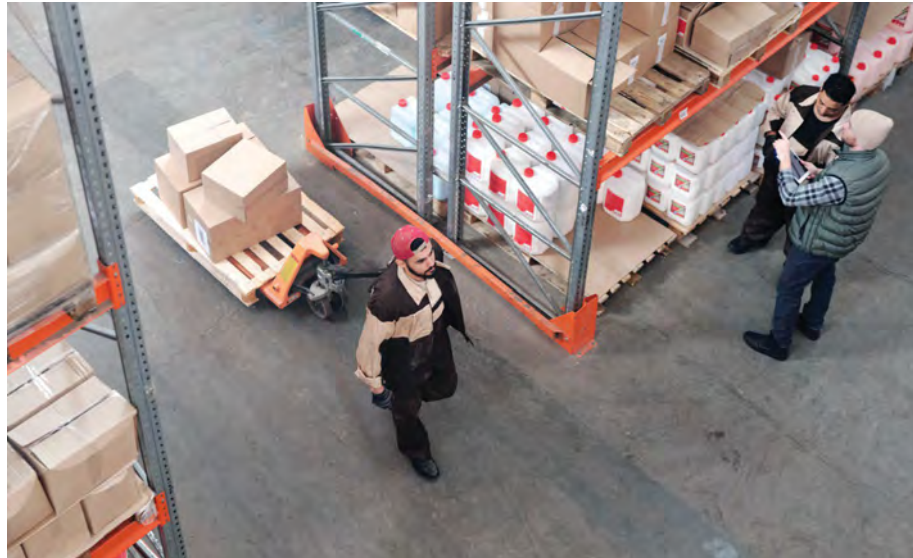
NORTH ►

UNITS: 105 | 106 | 107 | 108

Zoned as an Light Industrial, Urban5 can house a variety of businesses. If your company requires warehouse space with an office, Urban5 is a great option for you to expand your operation, and take it to new heights.

Each unit at Urban5 comes equipped with its own loading bay, ensuring efficient logistics and transport.

	GROUND FLOOR	OFFICE	MEZZANINE	TOTAL
UNIT 105	±2710	±1098	±546	±4354
UNIT 106	±2710	±1098	±546	±4354
UNIT 107	±2711	±1098	±546	±4355
UNIT 108	±2710	±1098	±546	±4354





URBAN5 INDUSTRIAL WAREHOUSES

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UNITS: 109 | 110

Adjacent to a bike path, cyclist can take advantage of designated parking stalls conveniently placed throughout the property. For those who prefer driving, limited electric vehicle and car parking spaces are available under the bridge and behind the warehouses.

	GROUND FLOOR	OFFICE	MEZZANINE	TOTAL
UNIT 109	±2710	±1098	±546	±4354
UNIT 110	±3343	±1141	±868	±5352



NORTH ►





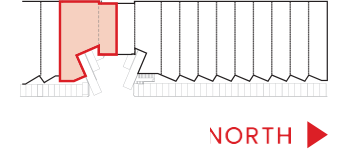
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UNIT: 111

Complete with ample glazing, grade loading, mezzanine, and an enclosed 2nd level office, Urban5's 13 spacious units are ready for you to move in and elevate your business. Unit 111 is a special unit. It's the largest within the complex with approximately 6,571 square feet. The warehouse itself is around 4,463 square feet with an impressive high ceilings.

	GROUND FLOOR	OFFICE	MEZZANINE	TOTAL
UNIT 111	±4563	±1140	±868	±6571





URBAN5 INDUSTRIAL WAREHOUSES

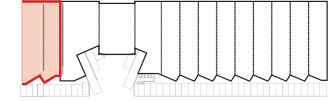
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UNITS: 112 | 113

The Urban5 property highlights a concrete tilt up construction, and glazed grade loading doors. The sealed concrete ground floors boasts 500lbs PSF capacity.

The warehouse space includes an impressive 22-foot ceiling height under the office and mezzanine areas, providing a spacious and functional environment. In the open area, the ceilings reach approximately 35 feet, enabling the installation of tall shelving or buildable area.

	GROUND FLOOR	OFFICE	MEZZANINE	TOTAL
UNIT 112	±2872	±1150	±579	±4601
UNIT 113	±2968	±1164	±588	±4720



NORTH ►

