

# For Lease

Office/Warehouse Space located in East  
Richmond

## SHELTER ISLAND COMMERCE CENTRE 1000 - 6900 Graybar Road, Richmond BC

### Building Features

- Build to Suit AC Office/Showrooms and Mezzanine areas
- Flexible bay/unit sizes
- Grade level loading
- 26' clear ceiling heights in warehouse area
- Extensive exterior glazing and natural light
- Attractive landscape entrance and parking ways
- 3-phase electrical service in warehouse
- Parking – 1 per 333 sq.ft. leased, no charge

### Operating Costs & Property Taxes

Estimated at \$3.60 square foot for 2017

### Zoning

IB-1 Industrial – allowing for a wide range of office and industrial uses, including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcomed under zoning.

### Asking Lease Rate

Please contact office for pricing info



### Available Building Areas

#### 1000-6900 Building

Not available at this time



For Further Information, Please Contact  
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