

For Lease

Office/Warehouse Space located in East
Richmond

SHELTER ISLAND COMMERCE CENTRE 2000-6900 Graybar Road, Richmond BC

Building Features

- Built to Leed Silver Standards
- Concrete Tilt up construction with extensive glazing & architectural features
- Metal canopy above dock and grade level doors
- Build to Suit A/C Office/Showrooms and Mezzanine Areas
- Flexible bay/unit sizes
- 26' clear ceiling heights in warehouse area with skylights
- EFSR Sprinklered
- Elevator access and exterior employee amenity area
- Access to fitness facilities and showers

Asking Lease Rate

Please contact office for pricing

Estimated Operating Costs & Property Taxes 2018

Warehouse \$4.00 / Office \$4.86 square foot

Public Transportation

This property is served by Translink bus route 410 which provides direct transportation to and from the 22nd Avenue Station in New Westminster and the Lansdowne Station in Richmond.

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.

Available Building Areas

Unit #2325 – 1,788 sq. ft. Third Floor Office w/ open plan
Nicely improved



For Further Information, Please Contact
Farrell Estates Ltd.

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Ross McPhail is licensed with Fraser River Realty Ltd. and has a contractual relationship with Farrell Estates Ltd.

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