

# FOR LEASE

**23511 DYKE ROAD, RICHMOND**  
HWY EXPOSURE & EASY ACCESSIBILITY  
48,669 SQ.FT. OFFICE/WAREHOUSE  
FACILITY ON 2.01 ACRES



## LOCATION

Subject property is in a conveniently located on Dyke Road in the sub area of East Richmond with excellent rear direct exposure to Highway 91. The property is accessed by the Westminster Highway overpass which is located just west of the subject property which allows full access to the Lower Mainland's transportation corridors.



**Farrell Estates LTD.**

A division of the McPhail Group  
#220 - 6911 Graybar Road  
Richmond, BC, Canada | V6W 1H3

**Stephanie Setchell**

604-273-7503 | [Ssetchell@farrellestates.com](mailto:Ssetchell@farrellestates.com)

### First Floor Area

Warehouse	28779 SF
Storage	157 SF
Corridor	96 SF
Elec/Mech	803 SF
Work area	2709 SF
Office	1671 SF

### Second Floor Area

Mezzanine	8593 SF
Offices	5859 SF

**Total Area**  
**48,669 SF**

## BUILDING FEATURES

- 65' clear ceiling height
- Four (4) oversized grade level loading doors
- Four (4) 6.2 ton cranes (2 per bay)
- Piled foundation constructed in 2001
- Fully sprinklered
- Radiant hot water in floor heating
- 800 amps at 600 volts, three phase power
- Floor drains are situated in a portion of the facility

## OPPORTUNITY

This is a uniquely designed building used previously as a boat repair/building facility. Open warehouse allows for excellent cubic storage due to its high ceilings and drive through loading.

## Asking Lease Rate

Please contact listing agent



## Contact Us

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Email today to receive the building's floor plans



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