

# For Lease

Office/Warehouse Space located in East  
Richmond

## SHELTER ISLAND COMMERCE CENTRE 3000-6900 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 \$3.40 per square foot for 2014

### 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

Warehouse - \$8.50 per square foot, per annum, net  
Office - \$12.00 per square foot, per annum, net



### Available Building Areas

#### 3000 Building



For Further Information, Please Contact  
Farrell Estates Ltd.

Ross McPhail

604-273-7505 [rmcphail@farrellestates.com](mailto:rmcphail@farrellestates.com)

[www.farrellestates.com](http://www.farrellestates.com)



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

The above particulars are submitted to the best of our knowledge and are subject to change without notice. Farrell Estates Ltd. does not assume responsibility for any errors or omissions.