

# For Lease

Office/Warehouse  
Space located in East Richmond

## 6251 Graybar Road, Richmond, BC

### Location

Ideally situated on Graybar Road in East Richmond, this property is afforded excellent access and exposure being less than a block south of Westminster Highway. Minutes away from Annacis Island, this premier address allows for easy travel via Westminster Highway, which connects to Highway 91 approximately two blocks east of the Subject property. This central location provides quick and easy access to the south (CDN/US Border Crossing and the Roberts Bank Super Port and east Vancouver International Airport and the Downtown Core). East Richmond is centrally located in the Lower Mainland and is home to many of the city's most prominent tenants including, Canterbury Coffee, Toyota, T&T Supermarkets, and Volkswagen.

### Building Features

- 20.6' clear ceiling heights in warehouse
- Fully sprinklered
- One (1) dock level loading door per unit
- Quality air conditioned mezzanine office areas
- Gas fired forced air heaters in warehouse area
- Three phase electrical service
- Access to fitness facilities and showers

### Asking Lease Rate

Please contact office for pricing

### Operating Costs & Property Taxes

Estimated at \$4.35 per square foot for 2018

### Zoning

IB-1 Business Park allowing for a wide range of office and industrial uses including manufacturing, distributions, warehousing, assembly and high tech office.

### Available Building Areas

Unit 210 – 1,174 Sq.Ft.

Second Floor Office w/ board room and open plan



For Further Information, Please Contact  
Farrell Estates Ltd.

Ross McPhail

604-273-7505 rmcphail@farrellestates.com

**www.farrellestates.com**



Farrell Estates LTD.

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

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