

# 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 \$3.40 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 - \$10.00 per square foot, per annum, net

### Available Building Areas

#### 1000-6900 Building

Unit # 1120 - 4,074 sq.ft warehouse with grade loading and 2<sup>nd</sup> fl mez office with water views, available with thirty days notice



For Further Information, Please Contact

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Stephanie Setchell is licensed with Fraser River Realty Ltd. and has a contractual relationship with Farrell Estates Ltd.

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