

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 2013

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

Unit # 3225
1,798 sq. ft 2nd floor office space with water views



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.

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.