# 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

#### **Asking Lease Rate**

Warehouse - \$7.75 per square foot, per annum, net Office - \$10.00 per square foot, per annum, net

#### **Operating Costs & Property Taxes**

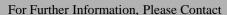
Estimated at \$3.77 per square foot for 2013

#### **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. 2<sup>nd</sup> floor office space Unit 240-1,132 sq. ft. 2<sup>nd</sup> floor office space





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