

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. 2nd floor office space

Unit 240-1,132 sq. ft. 2nd floor office space



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.