

FOR LEASE

6260 GRAYBAR ROAD, RICHMOND, BC

WAREHOUSE SPACE - AVAILABLE JUNE 1, 2024



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.

KEVIN MCPHAIL

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FARRELL ESTATES LTD

220 - 6911 Graybar Road
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BUILDING FEATURES

- > Fully sprinklered
- > Two (2) grade loading doors
- > Gas forced air heaters in warehouse
- > Three phase electrical service
- > Increased power
- > Dedicated parking
- > Mezzanine space
- > Minimum office component

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 welcome under zoning

PROPERTY HIGHLIGHTS

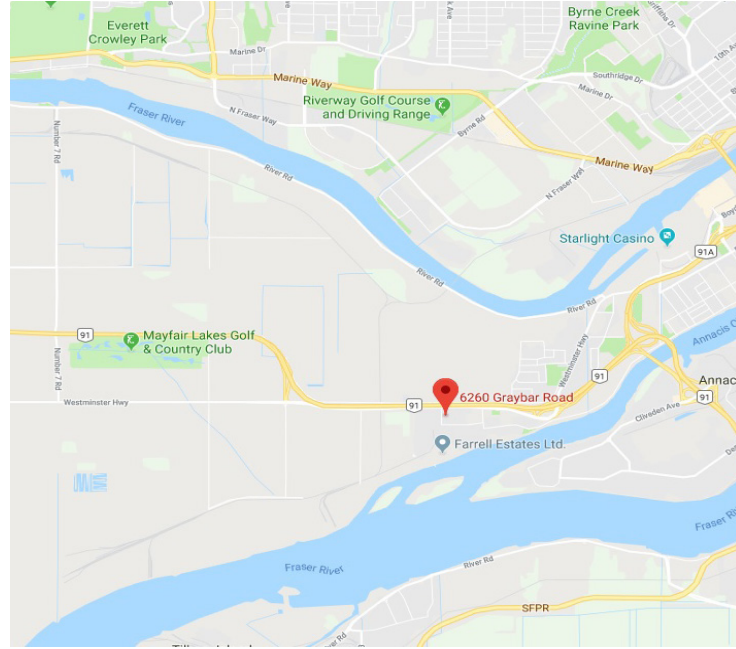
AVAILABLE BUILDING AREAS:

Units #140-145 - 5,038 square feet

OPERATING COSTS & TAXES:

Estimated at \$5.86 per square foot (2023)

LEASE RATE: Contact listing agent



Contact Us For Further Information

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Farrell Estates LTD.



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6260 GRAYBAR ROAD
RICHMOND, BC

UNIT 140-145

WAREHOUSE
74'5" X 51'3"

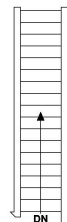
31'11" X 24'1"

10'8"
X 16'1"

#145
ENTRY

#145
ENTRY

MAIN FLOOR



MEZZANINE
51'3" X 24'5"

MEZZANINE LEVEL