FOR LEASE

6811 GRAYBAR ROAD, RICHMOND, BC

SHELTER ISLAND INDUSTRIAL CENTRE 1 - AVAILABLE Q1 2025

LOCATION

Located off Graybar Road in East Richmond's Fraserwood Business Park, this property provides excellent connections to Vancouver, Richmond, New Westminster, Vancouver International Airport, and the Fraser Valley via the nearby intersection of the Richmond Connector (Highway 91A) and Westminster Highway.

OPPORTUNITY

Farrell Estates Ltd., is pleased to present an opportunity to lease high quality, small-bay industrial space in East Richmond. With units starting at 4,260 square feet, this project will provide much needed supply in to the Richmond industrial market. This building will offer the highest quality industrial features expected by the businesses of today.

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FARRELL ESTATES LTD
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Richmond, B.C., V6W 1H3
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BUILDING FEATURES

- 28" Clear Heights
- Oversized Grade Loading Doors (14' x 18')
- ESFR Sprinklers
- Concrete Tilt-Up Construction
- LED Lighting Throughout
- 347/600 Volt 3 Phase
- Gas Fired, Forced Air Warehouse Heating
- 500 Lbs/Sq. Ft Loading Capacity
- Exterior Lighting Powered by Solar Panels

PROPERTY HIGHLIGHTS

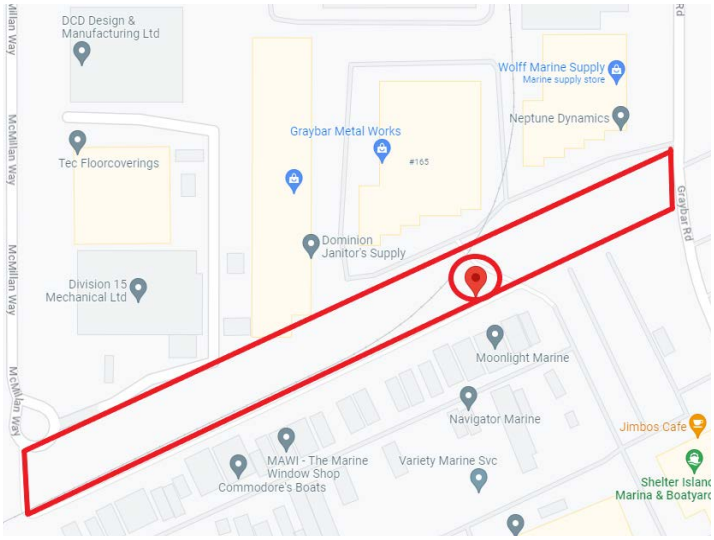
ADDRESS: 6811 Graybar Road, Richmond, BC

ZONING: IB-1 Zoning

LEASE RATE: Contact Listing Agents

ADDITIONAL RENT: Contact Listing Agents

AVAILABILITY: Q1 2025



Contact Us For Further Information

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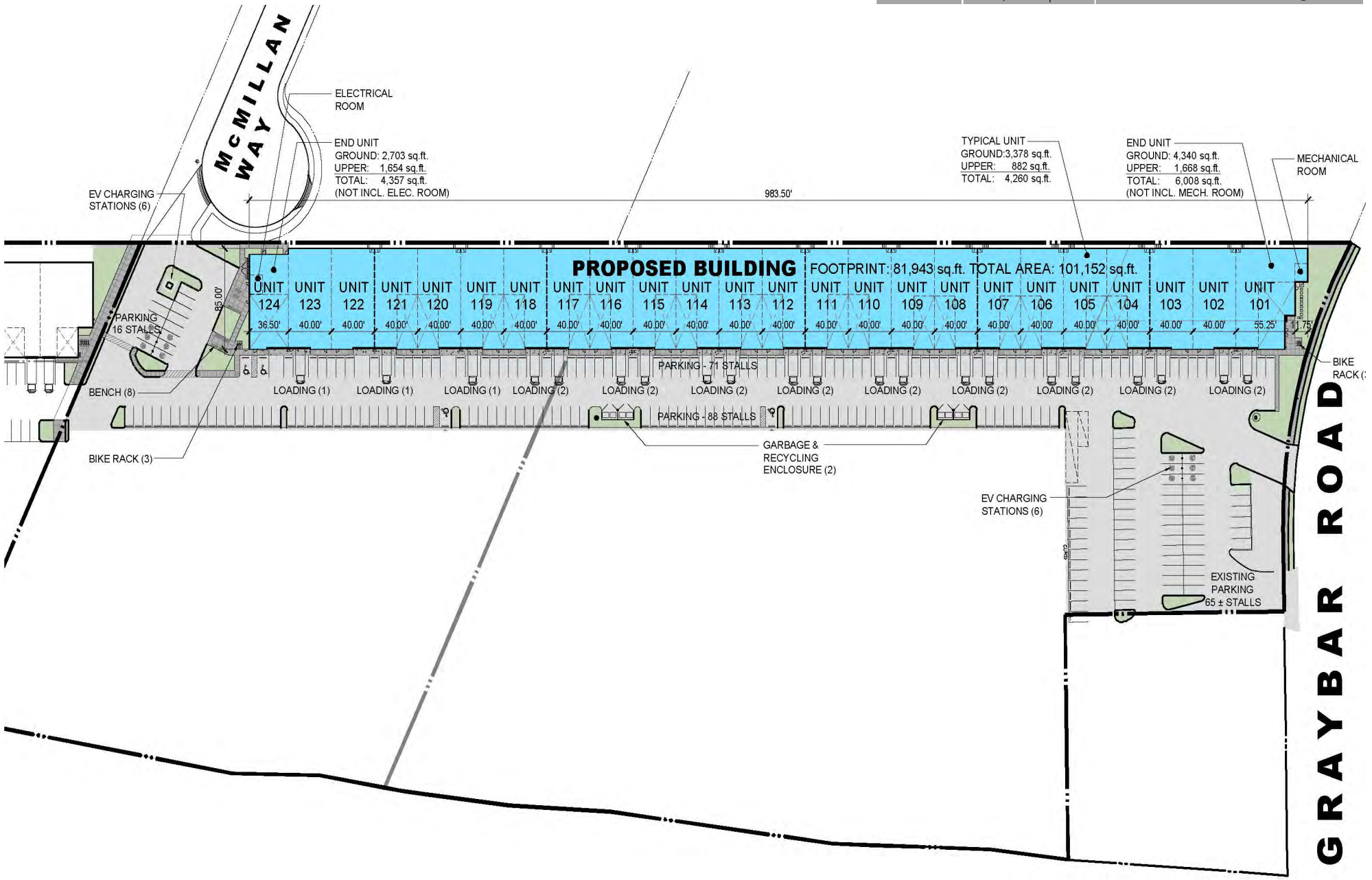
Farrell Estates LTD.

Ross McPhail and Kevin McPhail are 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.

SITE PLAN

UNITS	AREA	UNIT TYPE
101 - 103	12,764 sq. ft.	End Unit - **Must be leased together**
104 - 121	4,260 sq. ft.	Standard Unit - **May be leased individually or together**
122 - 124	11,113 sq. ft.	End Unit - **Must be leased together**