

Shelter Island Commerce Centre

marinaside
6900 Graybar Road
Richmond, B.C.



Now Pre-Leasing

Office Space & Office/Warehouse Space

developed by
FARRELL ESTATES LTD.



for leasing inquiries, please contact:
Stephanie Setchell
604.273.7505
ssetchell@farrellestates.com

PRE- LEASING – 6900 GRAYBAR ROAD – PHASE III



LOCATION:

Ideally situated on the corner of Graybar and Dyke Road in East Richmond, this Business Park is afforded excellent access and exposure being less than two blocks 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).

BUILDING FEATURES:

- Built to Leed Silver Standards
- Concrete tilt up construction with extensive glazing & architectural features
- Metal canopy above dock and grade level doors
- Built to Suit A/C Office/Showrooms and Mezzanine Areas
- Flexible bay/unit sizes
- 26' clear ceiling heights in warehouse area with skylights
- Attractive landscaped entrance and parking ways
- 3-phase electrical service in warehouse
- EFSR Sprinklered
- Exterior employee amenity area
- Office requirements from 1,200 sq. ft. and warehouse requirements from 4,000 sq. ft.

PARKING:

1 per 333 sq.ft. leased, no charge

ZONING:

IB-1 Industrial Business Park – 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 this zoning.

ASKING RATE:

\$8.50 per square foot net, per annum

OPERATING COSTS & TAXES:

\$3.00 per square foot per annum

PUBLIC TRANSPORTATION:

This property is served by Translink bus route 410 which provides direct transportation to and from the 22nd Avenue Station in New Westminster and the Lansdowne Station in Richmond.

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