

# For Lease

Office/Warehouse Space located in East  
Richmond

## SHELTER ISLAND COMMERCE CENTRE 6900 Graybar Road, Richmond BC

### Building Features

- Build to Suit AC Office/Showrooms and Mezzanine areas
- Flexible bay/unit sizes
- Grade level loading
- 26' clear ceiling heights in warehouse area
- Extensive exterior glazing and natural light
- Attractive landscape entrance and parking ways
- 3-phase electrical service in warehouse
- Parking – 1 per 333 sq.ft. leased, no charge

### Asking Lease Rate

Warehouse - \$7.95 per square foot, per annum, net

Office - \$11.00 per square foot, per annum, net

### Operating Costs & Property Taxes

Estimated at \$3.62 square foot for 2010

### 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 welcomed under zoning.

### Available Building Areas

#### 1000-6900 Building

Unit # 1125 - 3,100 sq.ft ground floor warehouse with grade loading

Unit # 1235 - 8,412 sq.ft warehouse with both grade and dock loading ground floor show room and 2<sup>nd</sup> fl mez office with water views

Unit # 1120 – 4,074 sq.ft warehouse with grade loading and 2<sup>nd</sup> fl mez office with water views.

Unit # 1125 and 1235 can be combined for 11,657 sq.ft

#### 3000-6900 Building

Unit # 3225-1,798 sq.ft 2<sup>nd</sup> floor office space with water views

Unit # 3230-2,087 sq.ft 2<sup>nd</sup> floor office space with water views



For Further Information, Please Contact

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