

# FOR LEASE - OFFICE SPACE

## 3000 - 6900 GRAYBAR ROAD, RICHMOND, BC

AVAILABLE JULY 1, 2024



## LOCATION

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This property is situated in the Shelter Island Commerce Centre, located in East Richmond and just off the East-West Connector. This property is served by Translink bus route 410 which provides direct transportation to and from the 22nd Avenue Station in New Westminister and the Lansdowne Station in Richmond.

## ZONING

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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

### **KEVIN MCPHAIL**

Leasing & Operations Manager  
Office: (604) 273 - 7505  
Direct: (604) 273 - 7503  
kevinmcpheil@farrellestates.com

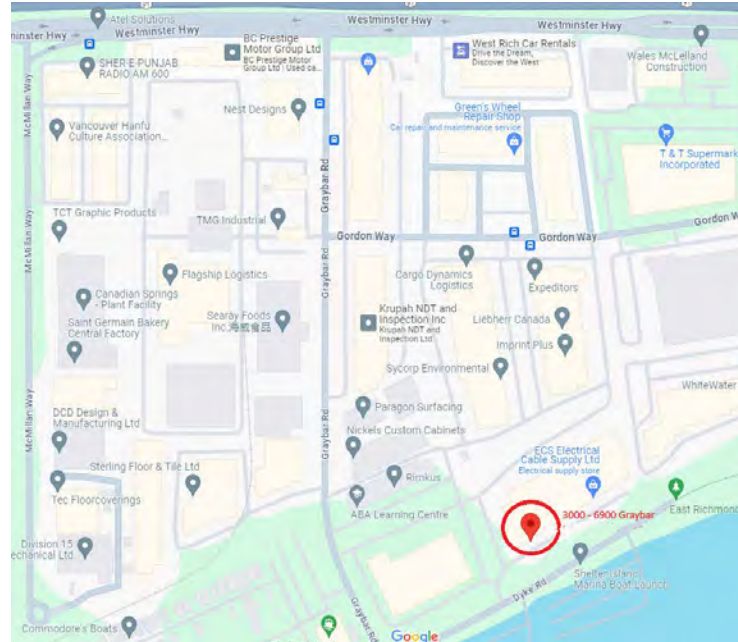
### **FARRELL ESTATES LTD**

220 - 6911 Graybar Road  
Richmond, B.C., V6W 1H3  
604 273 7505  
www.farrellestates.com



## BUILDING FEATURES

- > Built to suit A/C Office/Showrooms and Mezzanine areas
- > Flexible bay/unit sizes
- > Dock and grade level loading
- > 26' clear ceiling heights in warehouse area
- > 3-phase electrical service in warehouse
- > Extensive exterior glazing and natural light
- > Attractive landscape entrance and parking ways
- > Parking - 1 per 333 sq. ft. leased, no charge



## Contact Us For Further Information

### KEVIN MCPHAIL

Leasing & Operations Manager

Office: (604) 273 - 7505

Direct: (604) 273 - 7503

[kevinmcpmail@farrellestates.com](mailto:kevinmcpmail@farrellestates.com)

## PROPERTY HIGHLIGHTS

### AVAILABLE BUILDING AREAS:

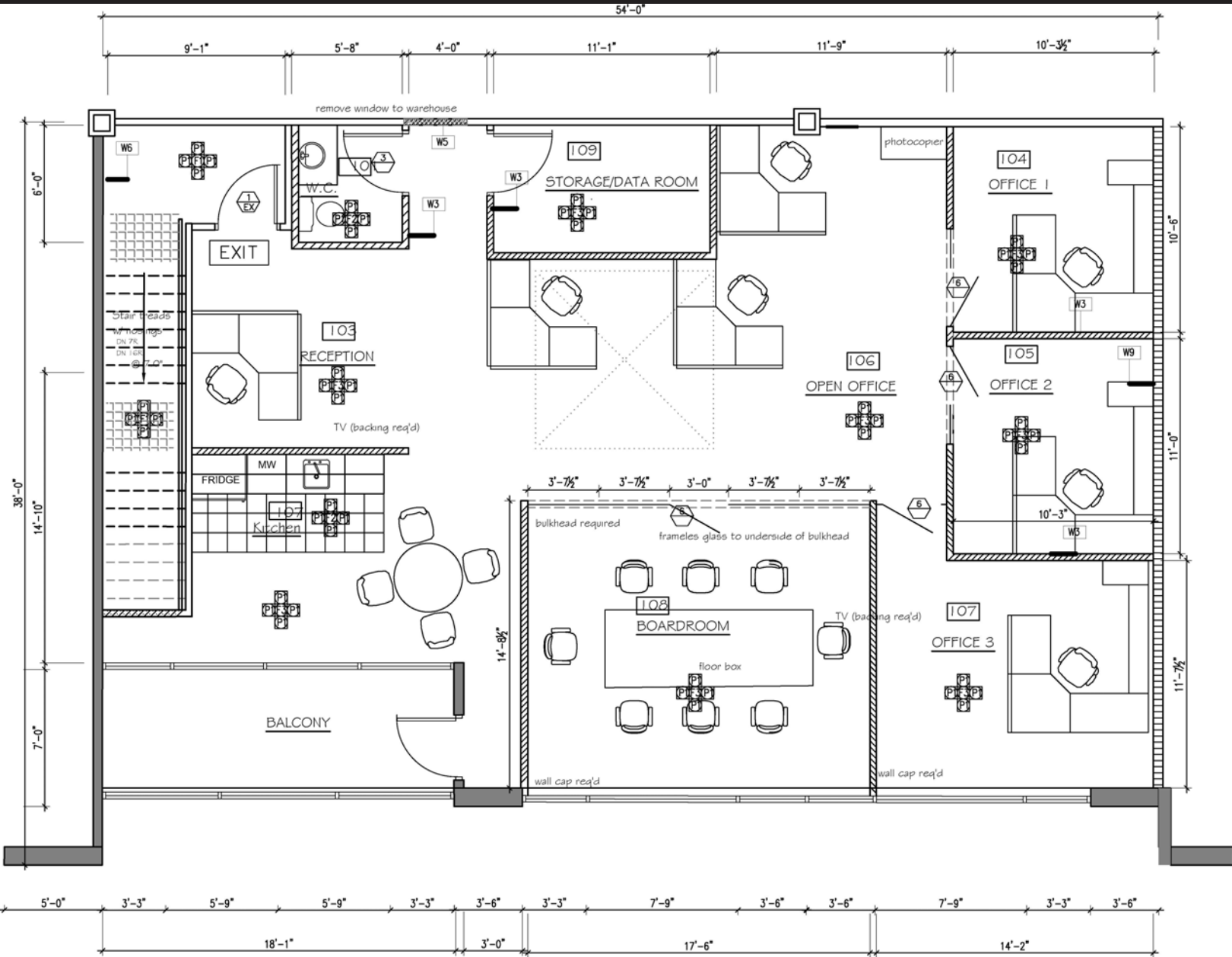
Unit #3225- 1,798 sq. ft., of second floor office space.

**OPERATING COSTS & TAXES:** Estimated at \$5.60 per square foot (2024)

**LEASE RATE:** Contact listing agent



# Farrell Estates LTD.



1798 SQ. FT.

1 UNIT FLOOR PLAN  
SCALE 1/4"=1'-0"

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