

3,176 SF
OFFICE / WAREHOUSE



Unit 205, 23251 Fraserwood Way
Richmond, BC

Property Highlights



26' ceilings



12'w x 14'h front grade loading doors



200 amp/120 volt
3-phase electrical service



Shell mezzanine & warehouse



Fully Sprinklered (ESFR)



500 lbs/SF floor load at grade and
100 lbs/SF on mezzanine

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Unit 205

23251 Fraserwood Way

Richmond, BC

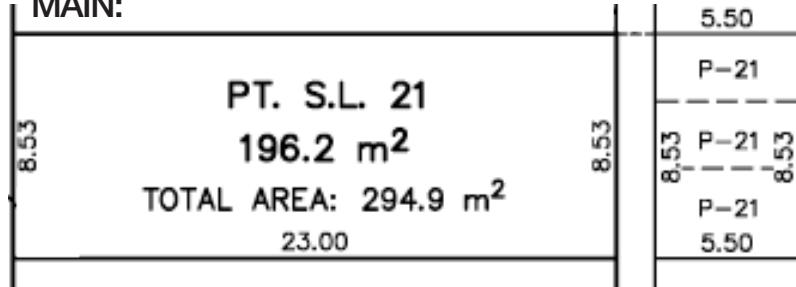
Opportunity

Opportunity to purchase a 3,176 SF industrial strata unit at Catalina Corporate Centre, Richmond's newest industrial strata development. Catalina Corporate Centre is a 31-unit, 82,306 SF developed by Dueck Auto Group and Ventana Construction.

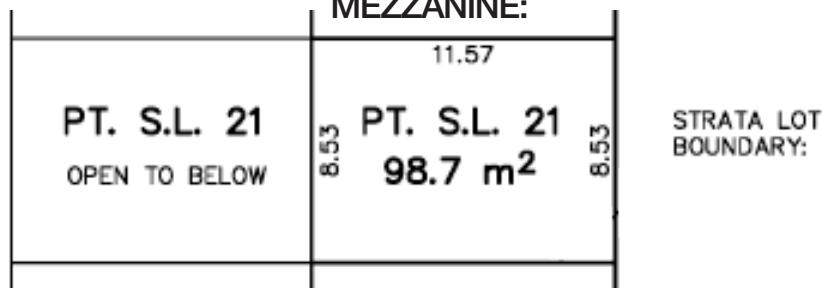
Location

Located just off Highway 91 and Westminster Highway, bordering East Richmond and New Westminster, Catalina Corporate Centre offers the ideal location for companies looking to be within proximity to the Lower Mainland. This location is only 20 minutes from YVR, 35 minutes to Downtown Vancouver, 15 minutes to Surrey and the Tri-Cities and minutes from Delta and Burnaby.

MAIN:



MEZZANINE:



Property Details

Civic Address

Unit 205, 23251 Fraserwood Way
Richmond, BC V6V 3B3

Unit Size (approx.)

Main Floor	2,114 SF
Mezzanine	1,062 SF
Total	3,176 SF

Legal Description

Strata Lot 21, Block 4N, Plan EPS9001, Section 1, Range 4W, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V PID:031-887-562

Zoning

IL (light industrial)

Strata Fees

Approx. \$920/month

Year Built

2023

Parking

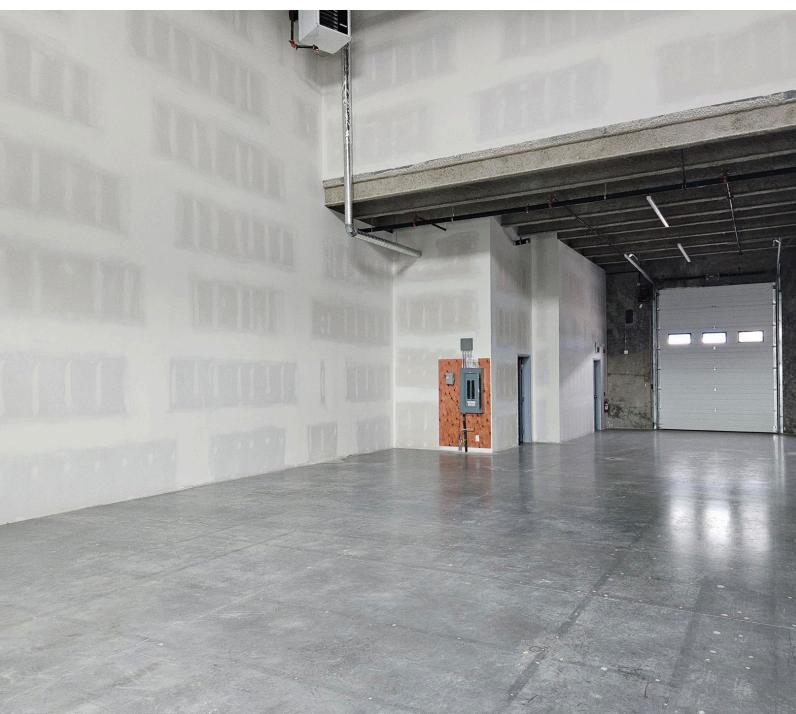
Three (3) stalls

Property Taxes

\$13,765 (2025)

Asking Price

\$1,649,999 (\$519/SF)





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