

**AVISON
YOUNG**

Short-Term Lease

Catalina Corporate Centre

Unit 106 – 23288 Fraserwood Way, Richmond, BC



3,092 sf industrial unit with
high-quality office improvements

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*Gord Robson Personal Real Estate Corporation

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Unit 106 – 23288 Fraserwood Way
Richmond, BC

Opportunity

Avison Young is pleased to present the opportunity to lease a 3,092 sf industrial unit with high-quality office improvements. Located just off Highway 91 and the Westminster Highway, Catalina Corporate Centre offers exceptional connectivity to all major markets across the Lower Mainland, positioned only 20 minutes from YVR, 35 minutes from Downtown Vancouver and minutes from both Delta and Burnaby.



Property details

UNIT SIZE	
Ground floor warehouse	2,068 sf
Second floor office	1,024 sf
Total	3,092 sf

ZONING

IL – Light Industrial zoning allows for a wide range of industrial uses including:

- Manufacturing
- Warehousing
- Distribution
- Storage

**Please contact listing team for full details on permitted zoning*

LEASE RATE

\$18.00 psf

ADDITIONAL RENT (EST.)

\$7.39 psf including management fee

LEASE TERM

Flexible

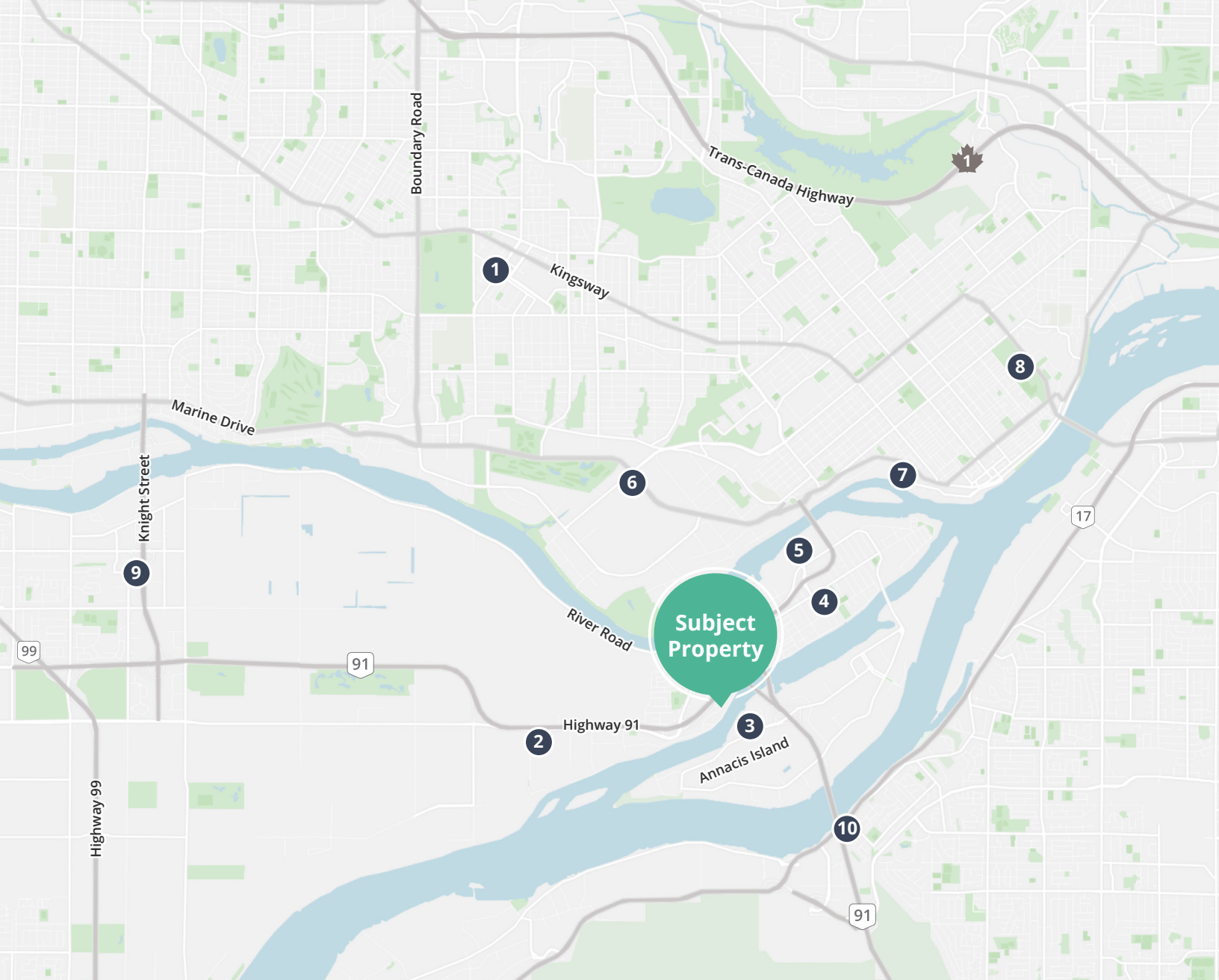
AVAILABILITY

Immediate

Property highlights

- One (1) grade loading door (12’ W x 14’ H)
- 26’ clear ceiling height
- 200-amp 3 Phase 120/208V
- Two (2) designated parking stalls
- Gas fire unit heater and ceiling fans
- 500 lbs. ground floor load capacity
- Insulated concrete tilt-up panels
- HVAC to the mezzanine level
- Conveniently located at the complex entrance offering excellent exposure and accessibility





Amenities

1. Metrotown
2. Blue Duck Café
3. Tim Hortons
4. Queensborough Community Centre
5. Walmart Supercentre
6. Canadian Tire
7. Steel & Oak Brewing Co.
8. Queen's Park
9. IKEA Richmond
10. Tidewaters Pub



DRIVE TIMES

Annacis Island	5 minutes
Surrey City Centre	15 minutes
Delta Port	15 minutes
YVR	15 minutes
Downtown Vancouver	30 minutes

Contact for more information

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