

**AVISON
YOUNG**

For Sale or Lease

Catalina Corporate Centre

Unit 106 – 23288 Fraserwood Way, Richmond, BC



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

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
*Personal Real Estate Corporation

Riley Stephen, Sales Assistant
604 757 4924
riley.stephen@avisonyoung.com

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com



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

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

ASKING PRICE

\$1,795,000

PROPERTY TAXES (2025)

\$14,499.10

MONTHLY STRATA FEES

\$697.11

LEASE RATE

\$18.00 psf

ADDITIONAL RENT (EST.)

\$7.39 psf including management fee

LEASE TERM

Flexible

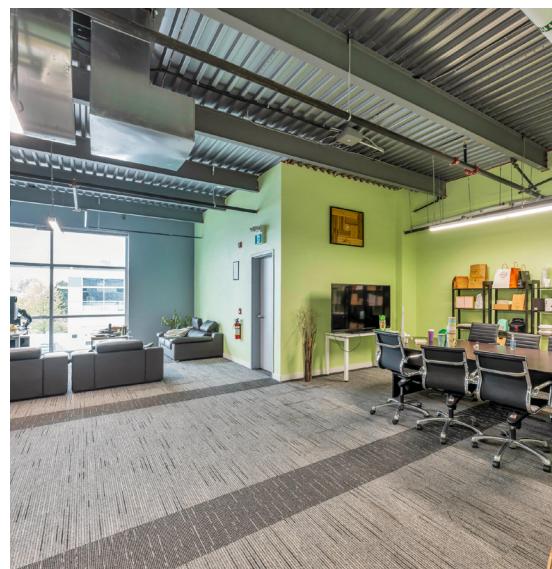
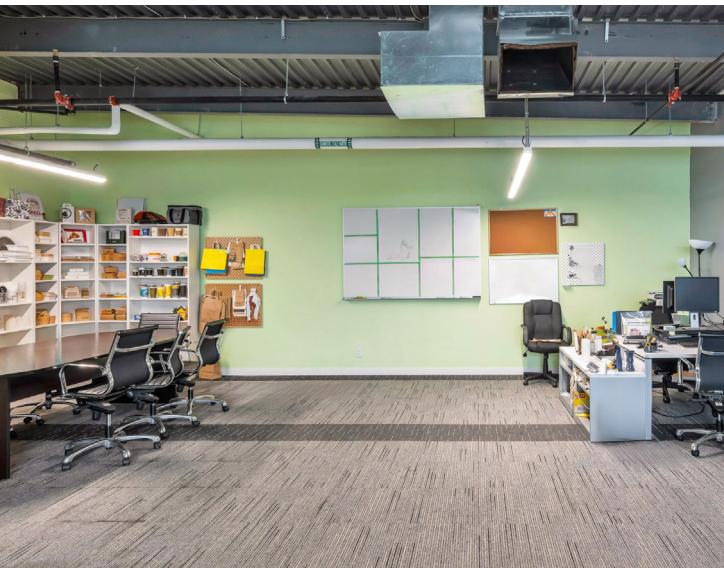
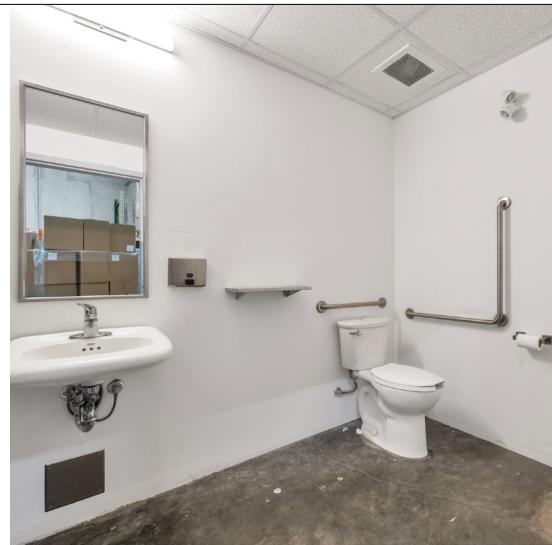
AVAILABILITY

Immediate



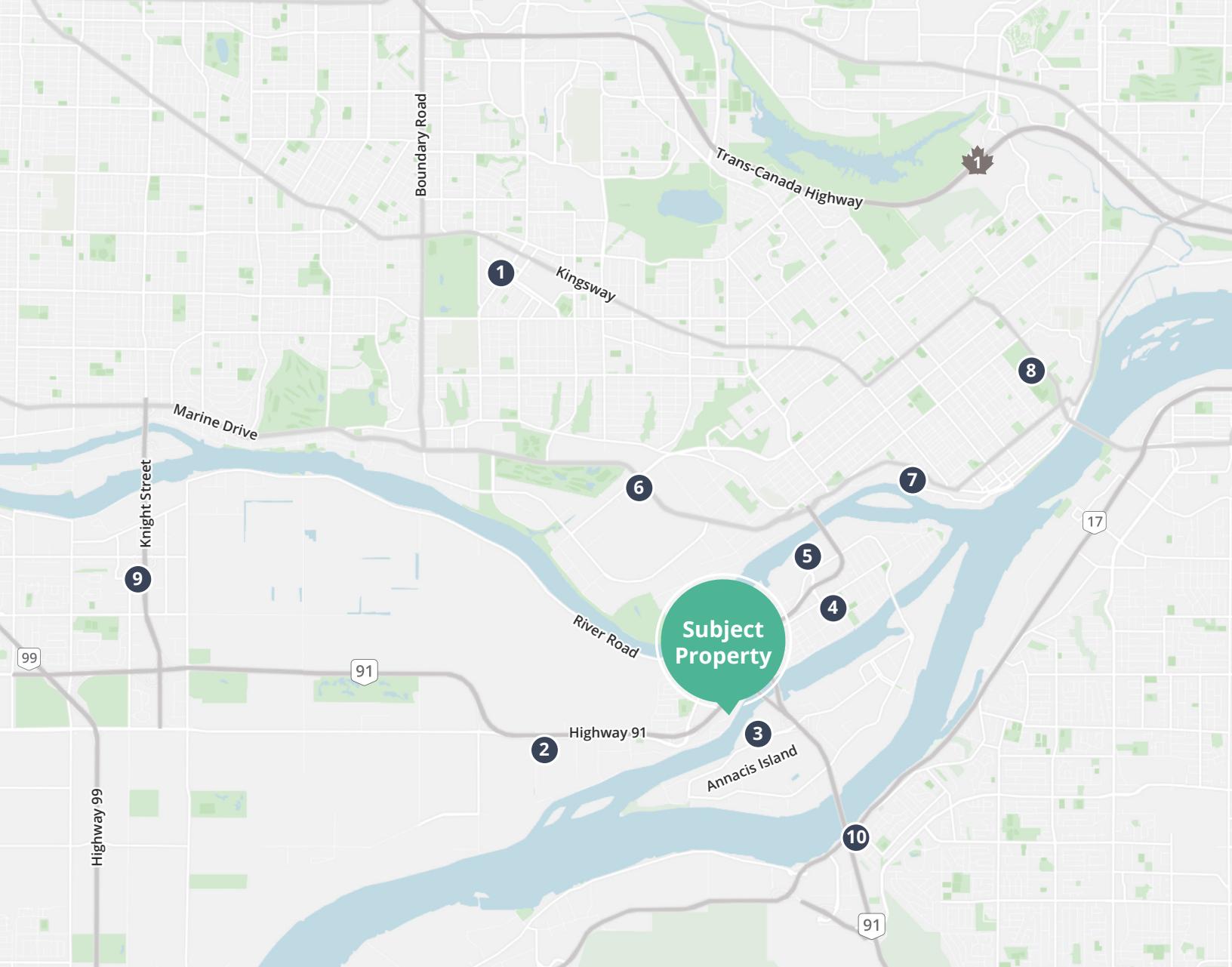
Opportunity

Avison Young is pleased to present the opportunity to purchase or 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 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	6. Canadian Tire
2. Blue Duck Café	7. Steel & Oak Brewing Co.
3. Tim Hortons	8. Queen's Park
4. Queensborough Community Centre	9. IKEA Richmond
5. Walmart Supercentre	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

Gord Robson*, Principal

604 647 1331

gord.robson@avisonyoung.com

*Personal Real Estate Corporation

Ilya Tihanenoks, Principal

604 260 1869

ilya.t@avisonyoung.com

Riley Stephen, Sales Assistant

604 757 4924

riley.stephen@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member