

**PRICE
REDUCTION**

FOR SALE

6600 Fraserwood Place

RICHMOND, BC

FRASER RIVER



**31,051 SF Freestanding Warehouse
& Office Overlooking the Fraser River**

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to acquire 6600 Fraserwood Place (“Fraserwood Place” or “the Property”) – a high-quality, two-storey freestanding industrial building comprising 31,051 sq. ft. in Richmond, B.C. The Property has professionally finished offices and efficient, open warehouse areas.

- » Located on a 1.52 acre site with IB1 zoning, Fraserwood Place offers ceiling heights of 25 feet and 3 dock level loading doors.
- » The Property is located in the popular Fraserwood Business Park in close proximity to a retail and industrial node, providing access to an abundance of amenities.
- » Richmond, Metro Vancouver’s third largest submarket by total industrial square footage, achieved another quarter of diminishing supply and persistent demand, posting a 1.3% vacancy (lower than the Metro Vancouver vacancy of 2.2% in Q1 2024).



PROPERTY HIGHLIGHTS

- » 26 parking stalls and ample street parking
- » HVAC through the office and showroom areas
- » New generation facility built in 2006 by a local developer
- » Overhead gas forced-air heating in the warehouse with circulation fans
- » Fork-lift charge station connectivity with ventilation
- » Fully sprinklered
- » 12 private offices including one large head office with a private washroom
- » 200 meters from the nearest bus stop



PROPERTY DETAILS

CIVIC ADDRESS 6600 Fraserwood Place, Richmond, B.C.

LEGAL ADDRESS LOT 12 SECTION 10 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN LMP13743

P.I.D. 018-585-493

ZONING IB1 – Industrial Business Park, permitting stand-alone office and a wide range of general industrial uses.

YEAR BUILT 2006

BUILDING AREA 21,738 SF (Warehouse)
4,757 SF (Ground Floor Office & Showroom)
4,556 SF (Second Floor Office & Showroom)
31,051 SF (Total Area)*

CEILING HEIGHT 25 ft.

LOADING DOORS 3 dock level loading doors (1 leveller)

SITE SIZE 1.52 Acres

PROPERTY TAXES (2023) \$129,731.20

SALE PRICE ~~-\$19,180,000~~ **\$18,500,000**



[VIEW ADDITIONAL PHOTOS HERE](#)

*All areas are approximate and to be confirmed by the purchaser



LOCATION OVERVIEW

Fraserwood Place is located in the popular Fraserwood Business Park area of East Richmond, which is known for its convenient access to major traffic arterials, Richmond Centre, Surrey Centre, Downtown Vancouver, and the U.S. border. With direct access via Westminster Highway and proximity to the Highway 91 Connector, the property offers easy connections to all regions of Metro Vancouver. Additionally, it boasts picturesque views of the Annacis Channel and Fraser River, with the East Richmond Trail just a short walk away along the river.

CONNECT WITH US FOR MORE INFORMATION

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