

# FOR SUBLEASE

175-6260 Graybar Road,  
Richmond, BC

Discover An Ideal  
Industrial Space  
at Graybar Road,  
East Richmond

## Trideep Chakraborty

Personal Real Estate Corporation

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# PROPERTY SUMMARY

## CIVIC ADDRESSES

175-6260 Graybar Road, Richmond, BC

## SIZE

2,600 sq.ft.

## ZONING

IB 1

## BASIC RENT

Contact agent

## ADDITIONAL RENT

\$5.36 per sq.ft.

## OVERVIEW

Featuring a prime industrial unit spanning 2,600 square feet with a dock loading and a small office space on Graybar Road in East Richmond. This versatile space is perfectly tailored to meet your manufacturing, distribution, and warehousing needs.

Strategically located just south of Westminster Highway and minutes from Annacis Island, our facility offers unparalleled accessibility and visibility. Benefit from its central position, ensuring swift connections to the border crossing, Vancouver International Airport, and Downtown Core. Ideal for businesses seeking efficiency, convenience, and a strategic advantage, this industrial unit promises the infrastructure and location essential for success.

## PROPERTY HIGHLIGHTS

- » 20.6' clear ceiling height
- » Fully sprinklered for safety compliance
- » One (1) dock loading door for efficient logistics
- » Gas-fired forced air heaters in the warehouse area
- » Three-phase electrical service for robust operations





# FLOOR PLAN

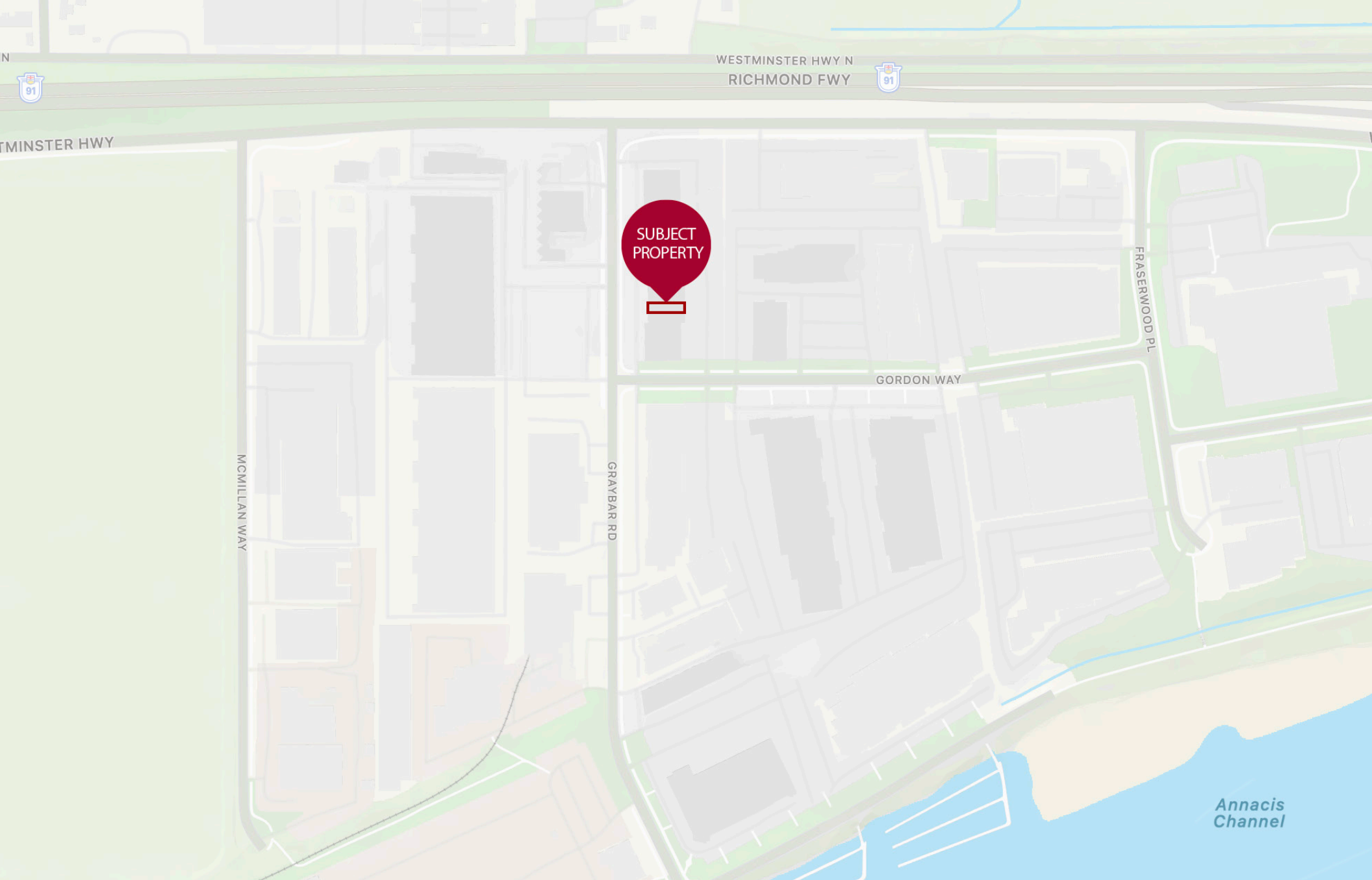


26 ft

74 ft

Loading Dock





WESTMINSTER HWY N  
RICHMOND FWY



SUBJECT  
PROPERTY

GORDON WAY

FRASERWOOD PL

MC MILLAN WAY

GRAYBAR RD

Annacis  
Channel

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