

Units 140/240 & 150/250 - 6251 Graybar Road

Richmond, BC

4,783-11,818 SF Warehouse Space Available with Dock Loading in East Richmond



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For Sublease

Opportunity

Up to 11,818 SF of dock loading warehouse space available in the Fraserwood submarket of east Richmond. Available for sublease and the landlord is also open to a new head lease. Modern business park with excellent ingress/egress and ample on-site parking. Each unit features open-span warehouse with 20' ceiling heights and an office component split over 2 floors.

PROPERTY DETAILS

Available Area (approx.)

Unit 140/240	4,782 SF
Unit 150/250	7,036 SF
Total	11,818 SF

** Units may be leased together or separately*

Additional Rent

\$6.00 PSF (2025 est.)

Sublease Rate

\$19.50 PSF, triple net

Zoning IB-1

Accommodates a variety of general industrial uses including manufacturing, processing and packaging, repair, showroom, wholesale, warehousing and storage; allows stand-alone office uses.

Availability

Immediately

Sublease Expiry

January 31, 2027 (+ one 5-year option)*

** Head Landlord is open to a direct Lease, contact Listing Agents for more information*

FEATURES

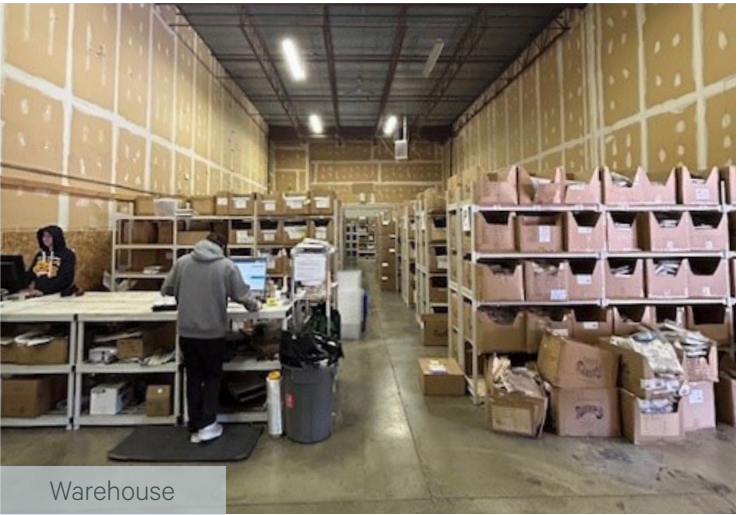
- 20' clear ceiling height
- Three (3) Dock loading doors total
- 200A @ 208V, 3 phase electrical service per unit (3 total)
- Clearspan warehouse
- Two (2) washrooms (1 per floor)
- Each 2nd floor office includes two (2) private offices and open work area



Main Floor Office



Dock Loading



Warehouse

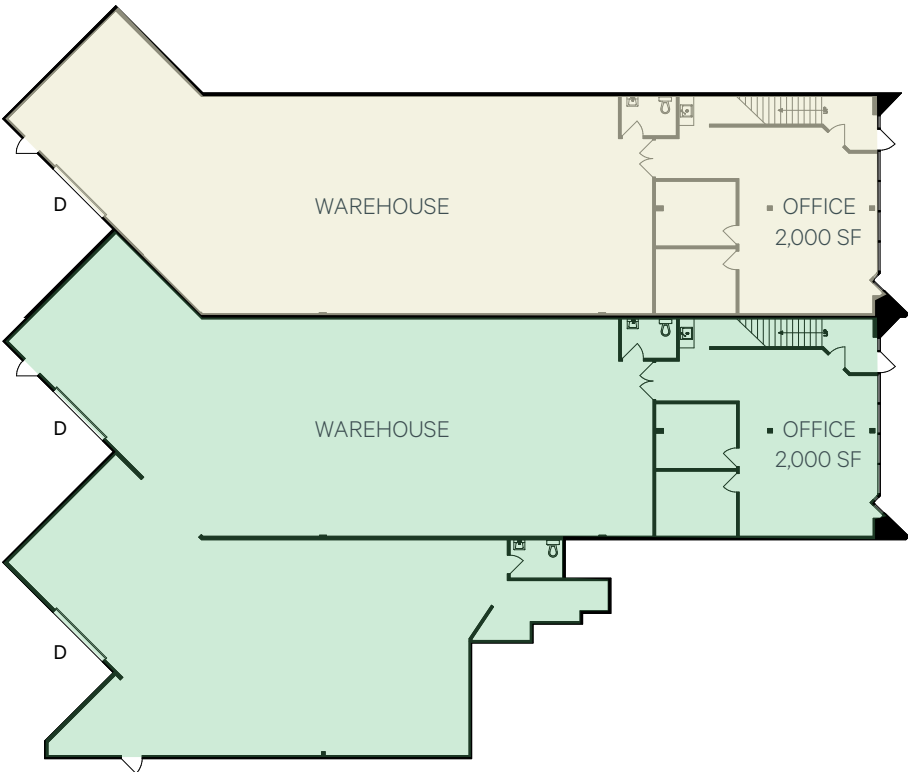


FLOORPLAN

LEGEND

- Unit 140/240
- Unit 150/250

D = Dock Loading



Not to Scale

Location

The Property is located less than one block south of Westminster Highway in the prime Fraserwood industrial area of East Richmond, offering excellent access and exposure. With direct access via Westminster Highway and proximity to the Highway 91 Connector, the Property offers convenient access to major traffic arterials, Richmond Centre, Surrey Centre, Downtown Vancouver, and the U.S. border.



14.5 KMS
YVR



30 KMS
US/CANADA
BORDER



32 KMS
DELTA PORT



1 KMS
EAST-WEST
CONNECTOR



20 KMS
DOWNTOWN
VANCOUVER

FOR MORE INFORMATION CONTACT

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