



FOR LEASE

2,206 SQ. FT. OFFICE/WAREHOUSE
#180 - 6660 GRAYBAR ROAD, RICHMOND, BC



LOCATION: Shelter Island Business Park is primely located in East Richmond, B.C. adjacent to Westminster Highway and the Richmond Connector (Highway 91). This connector is the primary artery connecting Richmond, Vancouver, Surrey and the U.S. Border.

PARK: Shelter Island Business Park is Richmond's first all purpose industrial office park. The park has been designed to provide the industrial user the following amenities which make it unique amongst other business parks. Features include:

- Full marina and boat yard facilities
- Marine Pub
- Convenience and hardware store
- One of Richmond's finest restaurants

ZONING: I-3 allowing for a broad range of industrial, outright office and recreational uses.

UNIT AREA: 2,206 sq. ft

FEATURES:

- Can be leased with the second floor office of 1,280 sq. ft.
- Corner unit with abundant glazing
- Two (2) private offices and boardroom
- One (1) 3 piece washroom
- Grade level loading
- 3 phase 208/220 volt electrical service
- 21' clear ceiling heights
- 275 lbs. per sq.ft. live load floor capacity

PARKING: One (1) stall out front, two (2) stalls on rear fence line directly behind unit plus the loading area

LEASE RATE: \$12.50 per sq. ft. plus G.S.T. (or) \$2,297.92 plus G.S.T. per month

OPERATING COSTS

& PROPERTY TAXES: \$5.11 per sq. ft. plus G.S.T. (or) \$939.39 plus G.S.T. per month (including heat and light)

AVAILABLE: Immediately

For Further Information, Please Contact:

PETER HALL PREC*/ BRADEN HALL / STEVE HALL - RE/MAX CREST

***Personal Real Estate Corporation**

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