

**AVISON  
YOUNG**

# For Lease

**Catalina Corporate Centre**

Unit 106 – 23288 Fraserwood Way, Richmond, BC

**NOW ASKING \$15.00 PSF**



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

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## For Lease



## Opportunity

Avison Young is pleased to present the opportunity to 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 details

### UNIT SIZE

|                        |                 |
|------------------------|-----------------|
| Ground floor warehouse | 2,068 sf        |
| Second floor office    | 1,024 sf        |
| <b>Total</b>           | <b>3,092 sf</b> |

### ZONING

IL – Light Industrial zoning allows for a wide range of industrial uses including:

- Manufacturing
- Warehousing
- Distribution
- Storage

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

### LEASE RATE

~~\$18.00~~ psf \$15.00 psf

### ADDITIONAL RENT (EST.)

\$7.39 psf including management fee

### AVAILABILITY

Immediate

## Property highlights

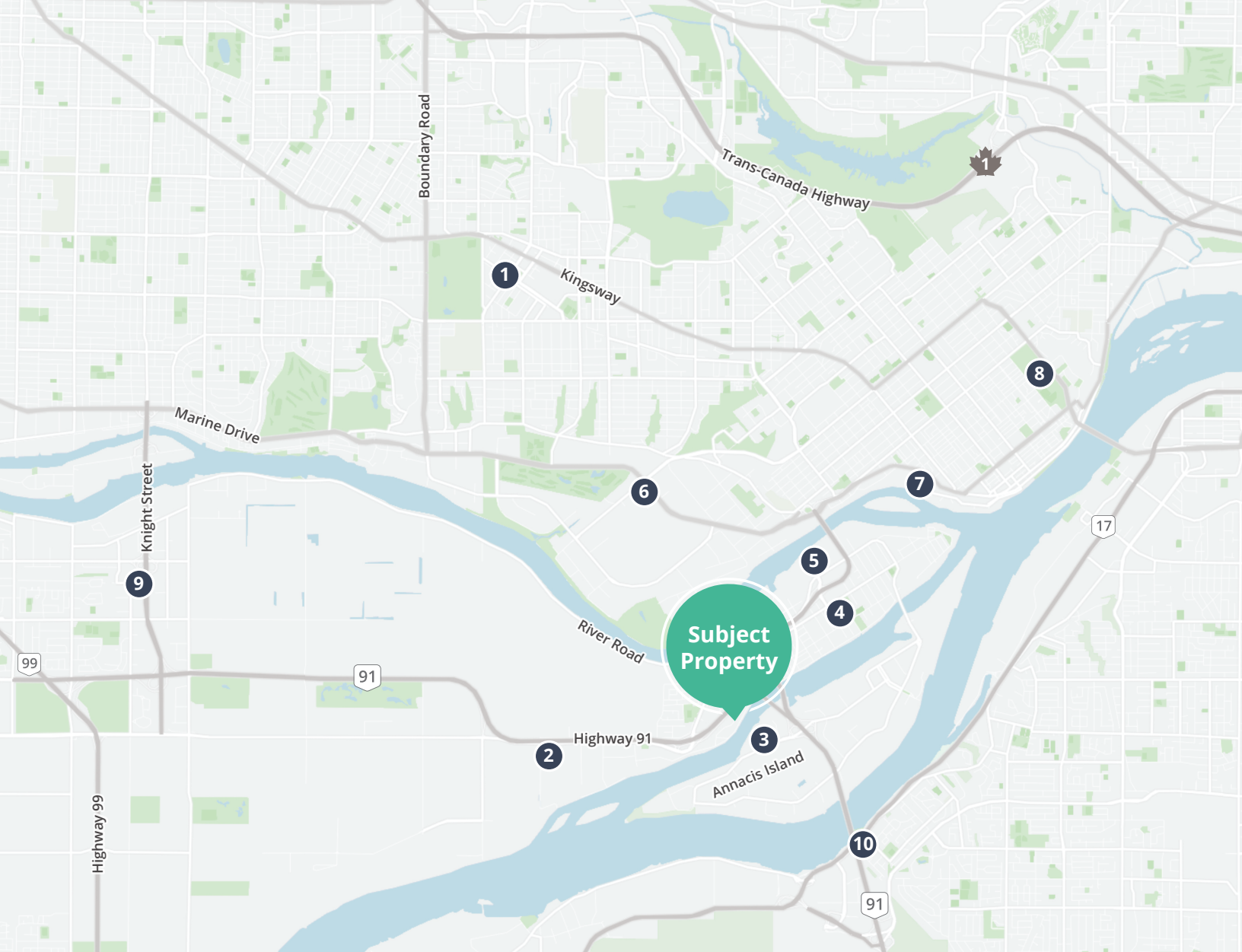
-  One (1) grade loading door (12' W x 14' H)
-  26' clear ceiling height
-  200-amp 3 Phase 120/208V
-  Two (2) designated parking stalls
-  Gas fire unit heater and ceiling fans
-  500 lbs. ground floor load capacity
-  Insulated concrete tilt-up panels
-  HVAC to the mezzanine level
-  Conveniently located at the complex entrance offering excellent exposure and accessibility



**Unit 106 – 23288 Fraserwood Way**  
Richmond, BC







## Amenities

1. Metrotown
2. Blue Duck Café
3. Tim Hortons
4. Queensborough Community Centre
5. Walmart Supercentre
6. Canadian Tire
7. Steel & Oak Brewing Co.
8. Queen's Park
9. IKEA Richmond
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

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