

**FOR LEASE**

# 6811 GRAYBAR ROAD, RICHMOND, BC

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SHELTER ISLAND INDUSTRIAL CENTRE 1 - AVAILABLE JANUARY 1st, 2026



## LOCATION

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Located off Graybar Road in East Richmond's Fraserwood Business Park, this property provides excellent connections to Vancouver, Richmond, New Westminster, Vancouver International Airport, and the Fraser Valley via the nearby intersection of the Richmond Connector (Highway 91A) and Westminister Highway.

## OPPORTUNITY

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Farrell Estates Ltd., is pleased to present an opportunity to lease high quality, small-bay industrial space in East Richmond. With units starting at 4,260 square feet, this project will provide much needed supply in to the Richmond industrial market. This building will offer the highest quality industrial features expected by the businesses of today.

### **ROSS MCPHAIL**

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### **FARRELL ESTATES LTD**

220 - 6911 Graybar Road  
Richmond, B.C., V6W 1H3  
604 273 7505  
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Built by



## BUILDING FEATURES

- > 28" Clear Heights
- > Oversized Grade Loading Doors (14' x 18' )
- > ESFR Sprinklers
- > Concrete Tilt-Up Construction
- > LED Lighting Throughout
- > 347/600 Volt 3 Phase
- > Gas Fired, Forced Air Warehouse Heating
- > 500 Lbs/Sq. Ft Loading Capacity
- > Exterior Lighting Powered by Solar Panels

## PROPERTY HIGHLIGHTS

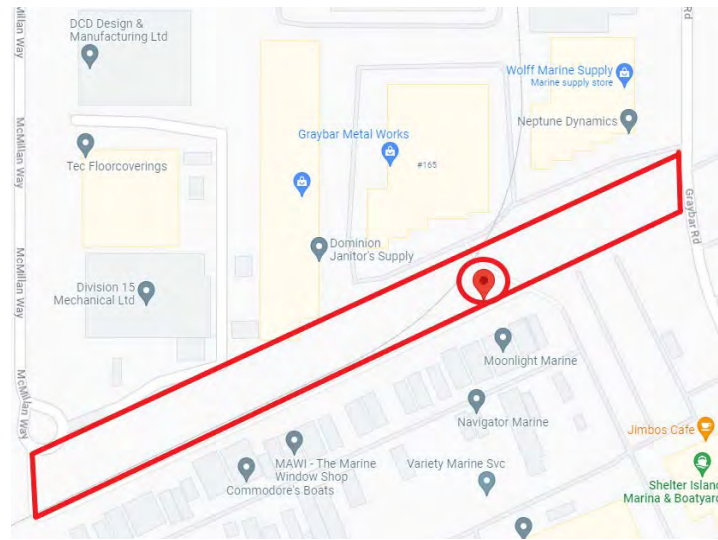
**ADDRESS:** 6811 Graybar Road, Richmond, BC

**ZONING:** Industrial Business Park & Marina Z120  
This zone provides for a range of general industrial, stand-alone office, and maritime uses, with a limited range of compatible uses.

**LEASE RATE:** Contact Listing Agents

**ADDITIONAL RENT:** Contact Listing Agents

**AVAILABILITY:** January 1, 2026



## Contact Us For Further Information

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