

FOR SALE/FOR LEASE

6760 GRAYBAR ROAD

RICHMOND, BRITISH COLUMBIA

27,588 SF Freestanding Building in East Richmond

CBRE

THE
INDUSTRIAL
SPECIALISTS

\$600,000 Price Reduction!





Building Size

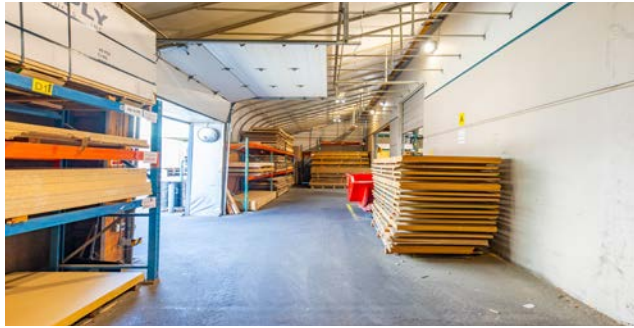
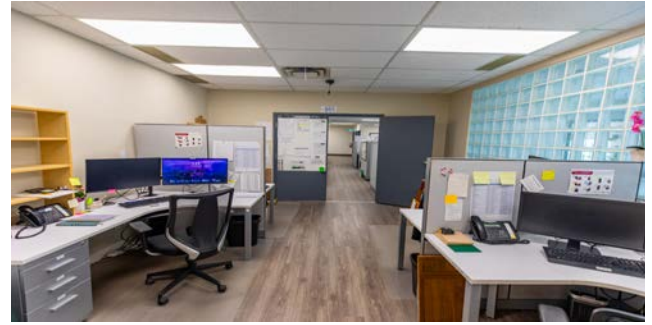
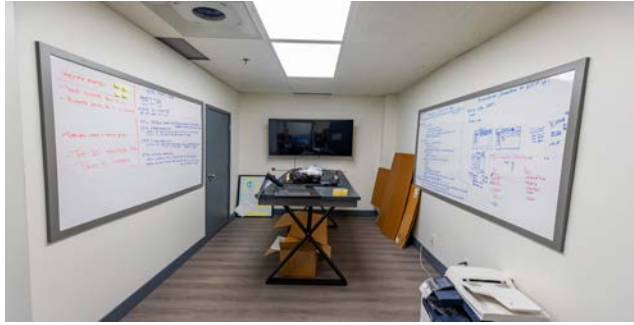
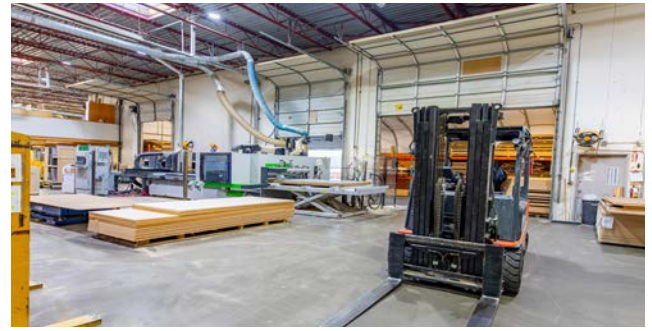
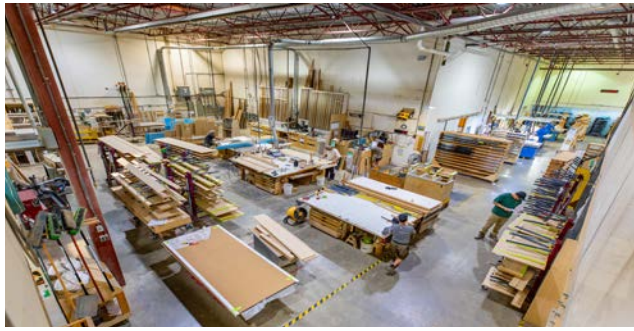
WAREHOUSE	19,710 SF
SHOWROOM	2,554 SF
2ND FLOOR OFFICE	3,717 SF
SHOP / LUNCHROOM & MEZZANINE	1,607 SF
TOTAL AREA	27,588 SF

Features

- Integrated dust collection system. Three (3) fully functioning paint booths, roof mounted
- Air makeup unit and pneumatic air piping
- Infrastructure included with the property
- High-clearance ceilings maximize vertical storage and operational efficiency
- Fully built-out office and showroom with turnkey setup
- Ample surface parking at front and rear of building
- Industrial & Marina Zoning (ZI17) permitting a broad variety of uses including heavy industrial uses and marina
- Convenient accessibility to major arterial routes within minutes: Highway 17 and Highway 91/99

Property Details

PID	002-353-997
POWER	600 volt, 600 amp, 3 phase
LOADING DOORS	4 grade
CEILING HEIGHT	20' clear
SITE SIZE	1.12 acres
PARKING	37 stalls
AVAILABILITY	Contact listing agents
PROPERTY TAX (2025)	\$111,440
LEASE RATE	\$16.95 PSF
ADDITIONAL RENT	\$6.50 PSF
SALE PRICE	\$9,980,000 (\$362 PSF) \$9,380,000 (\$340 PSF)



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Location

The Property is located in Richmond's established East Richmond industrial district, offering excellent access to Highway 91 and Highway 99. This strategic location ensures smooth connectivity to Vancouver International Airport (YVR), the Port of Vancouver, and the U.S. border, making it ideal for logistics, distribution, and cross-border operations.

Situated near Annacis Island and the Alex Fraser Bridge, the area is home to a diverse mix of light industrial, warehousing, and commercial businesses. It benefits from strong infrastructure, consistent traffic flow, and proximity to major transportation routes, supporting high operational efficiency and visibility.

- 15 min** Richmond City Centre
- 20 min** YVR International Airport
- 30 min** GCT Delta Port
- 18 min** Vancouver City Centre

Connect with us for more information

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