

For Sale/Lease

CBRE | THE INDUSTRIAL SPECIALISTS

Unit 165 - 6753 Graybar Road

Richmond, BC

REDUCED LEASE RATE



3,651 SF Industrial Strata Unit with Warehouse and Office at Graybar Business Centre

The Opportunity

Warehouse and Office for Lease

Situated in Richmond's Graybar industrial district, this property offers a flexible layout suitable for a wide range of business operations. With a combination of warehouse and office space across two floors, the unit is designed to support both operational efficiency and administrative needs under one roof.

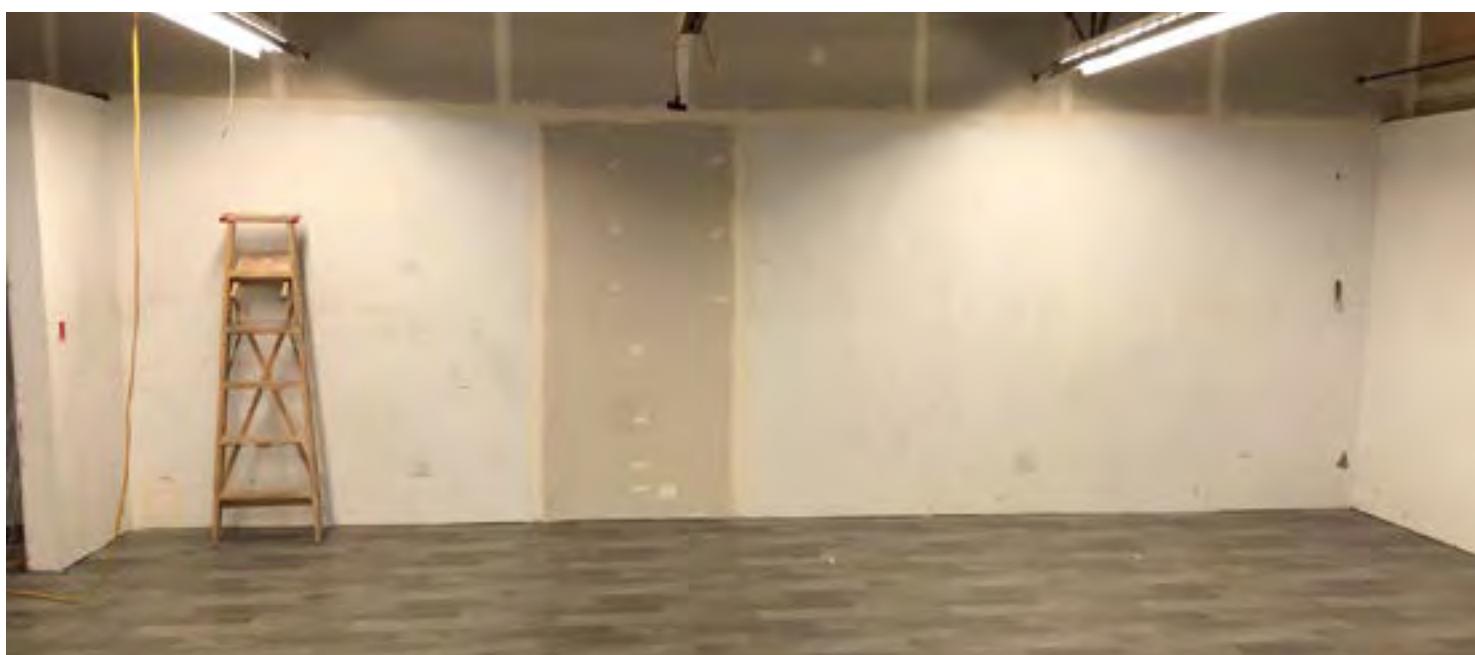
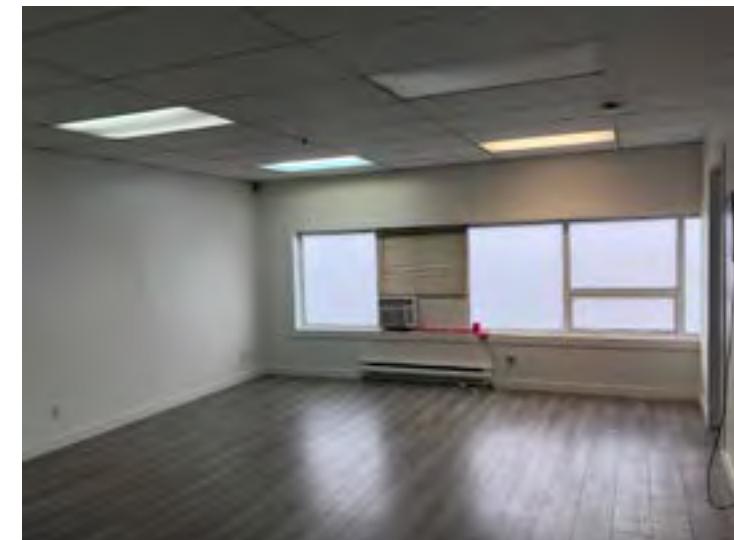
Zoned ZI17 (Industrial and Marina), the property supports a wide range of uses, from logistics and light manufacturing to marine-related activities. Its strategic location in Richmond provides seamless access to major transportation routes and logistics corridors, making it an ideal base for businesses prioritizing connectivity and flexibility to key commercial hubs across Metro Vancouver.

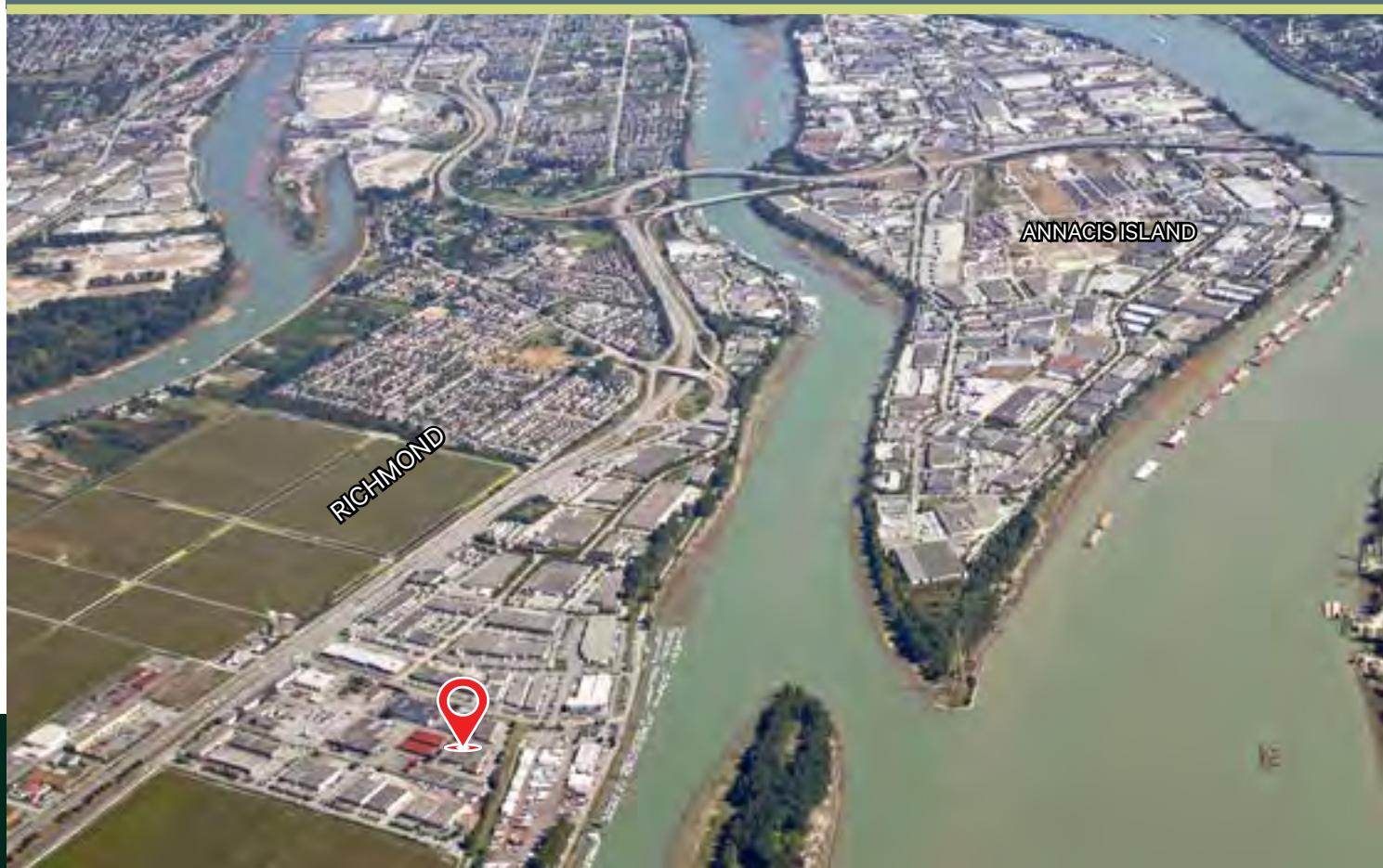
BUILDING SIZE	
Ground Floor:	2,209 SF
Upper Floor:	1,442 SF
	3,651 SF
LOADING	
1 grade loading door	
CEILING HEIGHT	
22' clear	
ZONING	
ZI17 (Industrial and Marina)	
AVAILABILITY	
Immediately	
STRATA	
\$326.24	
BASE RENT	
\$16.50 PSF \$15.00 PSF	
ADDITIONAL RENT	
\$4.50 PSF	
PROPERTY TAX (2025)	
\$12,862.26	
SALE PRICE	
Contact listing agent	

Property Features

- Finished mezzanine with ample glazing and natural light
- Two (2) washrooms, one per floor
- 22' clear ceiling height in main floor warehouse
- 100-amp, 120/240 volt, 3-phase power
- Fully sprinklered
- Zoning allows for a wide range of industrial and marina uses, including:
 - + Contractor service
 - + Equipment & fleet service
 - + Manufacturing
 - + Marine sales & repair
 - + Automotive maintenance & repair
 - + Industrial vehicle & equipment services

Building Photos



5Minutes to
Highway 91**20**Minutes to
Richmond
City Centre**30**Minutes to
Deltaport**20**Minutes to
YVR International AirportBus Routes
Near Property

Connect With Us For More Information

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