

# For Sale/Lease

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CBRE | THE  
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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

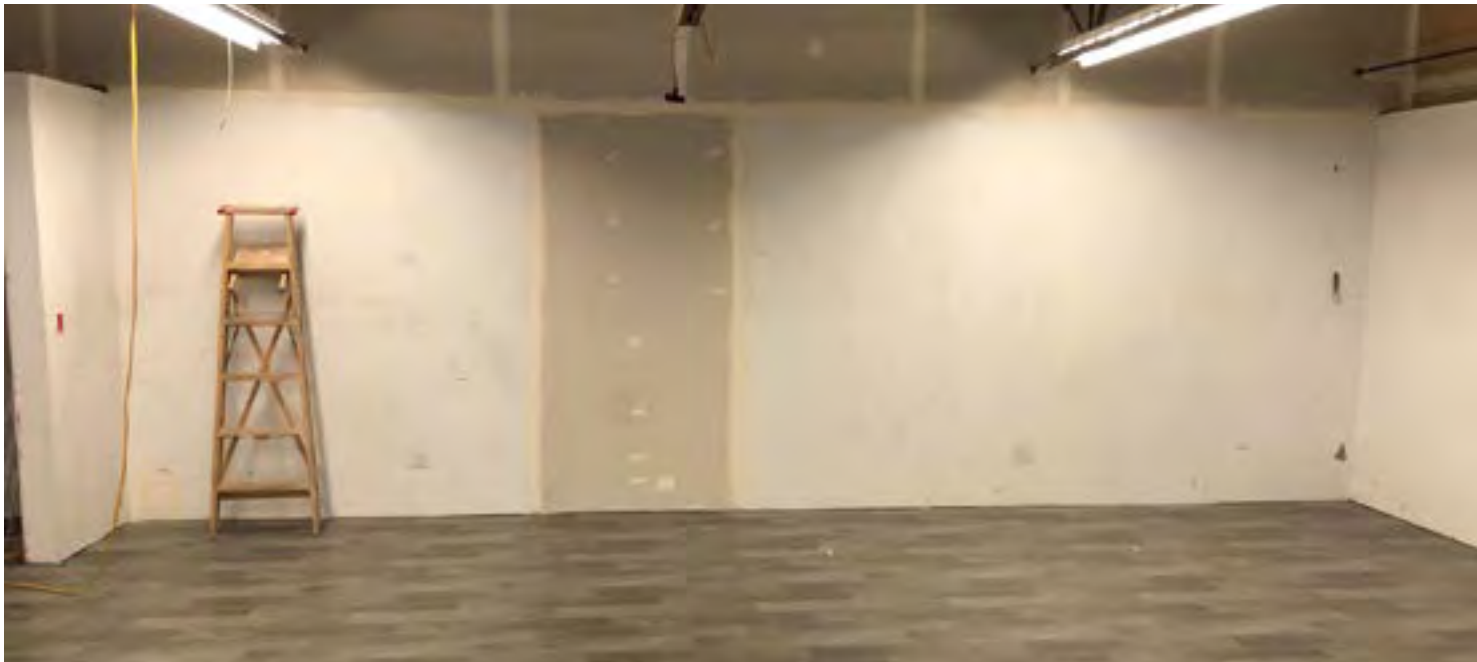
### PROPERTY TAX (2025)

\$12,862.26

### SALE PRICE

Contact listing agent

## Building Photos



## 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 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



5

Minutes to  
Highway 91

20

Minutes to  
Richmond  
City Centre

30

Minutes to  
Deltaport

20

Minutes to  
YVR International Airport



Bus Routes  
Near Property



## Connect With Us For More Information

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