

FOR SALE

6760 GRAYBAR ROAD

RICHMOND, BRITISH COLUMBIA

27,588 SF Freestanding Building in East Richmond

CBRE

THE
INDUSTRIAL
SPECIALISTS

\$600,000 Price Reduction!





Building Size

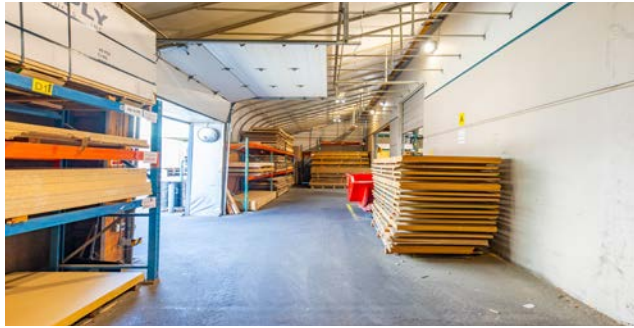
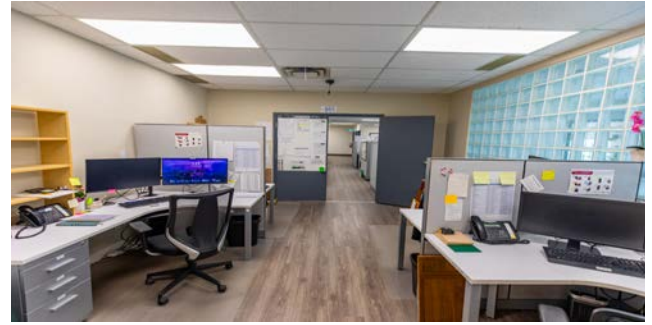
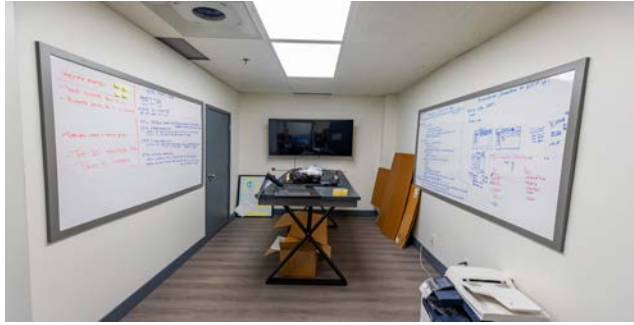
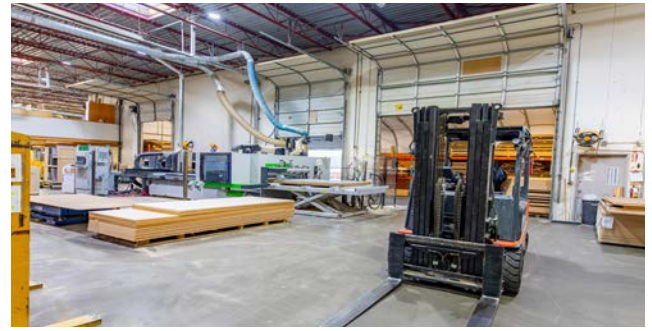
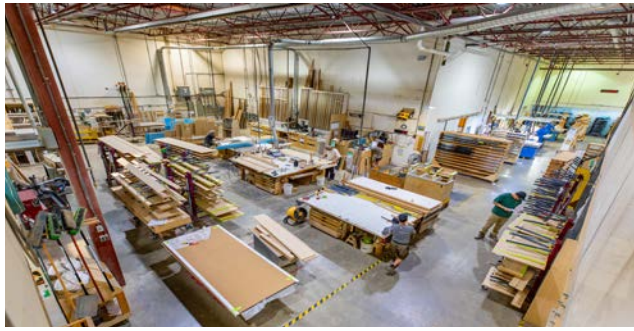
WAREHOUSE	19,710 SF
SHOWROOM	2,554 SF
2ND FLOOR OFFICE	3,717 SF
SHOP / LUNCHROOM & MEZZANINE	1,607 SF
TOTAL AREA	27,588 SF

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
SALE PRICE	\$9,980,000 (\$362 PSF) \$9,380,000 (\$340 PSF)



6760 Graybar Road

RICHMOND, BRITISH COLUMBIA



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

Steve Brooke

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

Joel Barnett

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

Alex Mei 梅嘉俊

Personal Real Estate Corporation
Vice President
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

theindustrialspecialists.com
@theindustrialspecialists

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DM11 Spatial, Envrionics Analytics, Microsoft Bing, Google Earth.

JOIN OUR MAILING LIST &
BE THE FIRST TO KNOW!

