

FOR LEASE

6811 GRAYBAR ROAD, RICHMOND, BC

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



LOCATION

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

OPPORTUNITY

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

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Richmond, B.C., V6W 1H3
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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

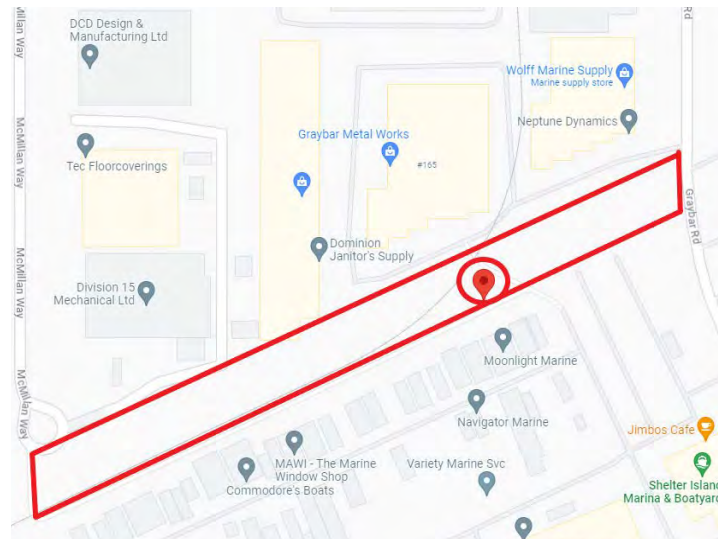
ADDRESS: 6811 Graybar Road, Richmond, BC

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: MARCH 1, 2026



Contact Us For Further Information

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Farrell Estates LTD.

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