

Industrial | For Sale

CBRE

Units 205 & 206 | Catalina Corporate Centre

23451 Dyke Road

Richmond, BC

3,134 SF - 6,268 SF of Small Bay Warehouse Space
located in the Catalina Corporate Centre, Richmond, BC



The Opportunity

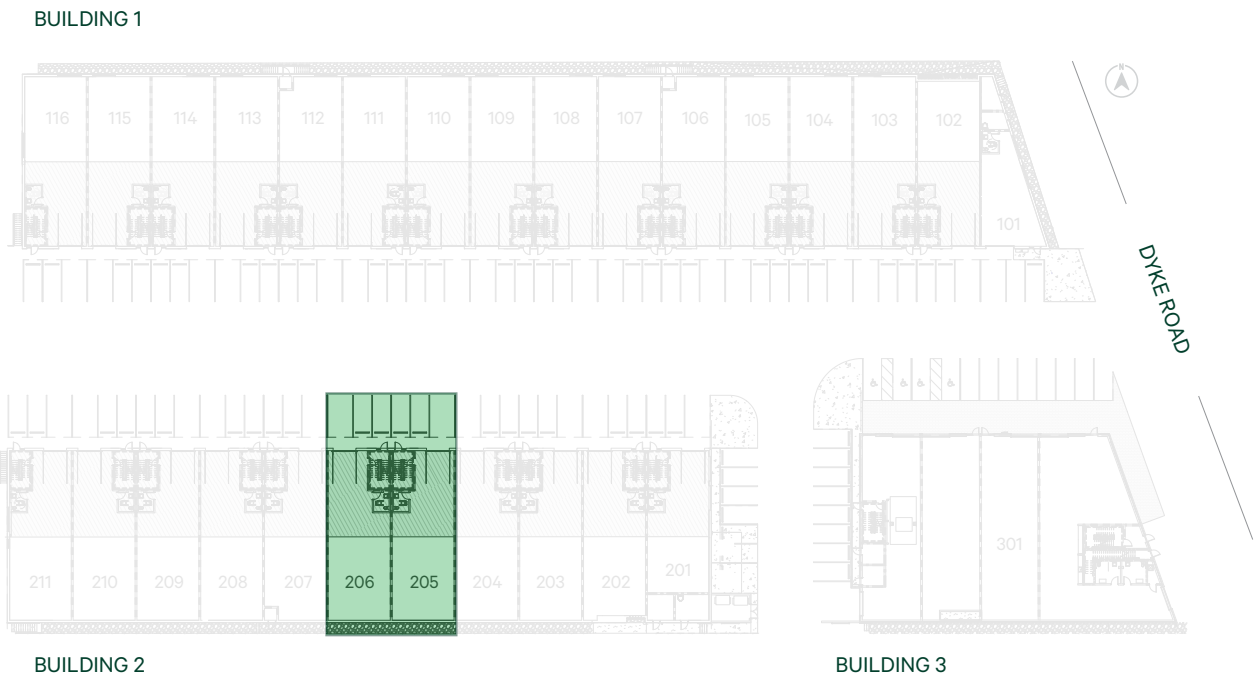
CBRE is please to present the opportunity to purchase from 3,134 SF - 6,268 SF of small bay warehouse space located in the Catalina Corporate Centre, Richmond, BC.



Location

Catalina Corporate Centre is strategically situated in East Richmond, providing quick and easy access to major arterial routes and major highways. 23451 Dyke Road is conveniently located to provide efficient access to Hwy 99, Hwy 91, Alex Fraser Bridge, YVR Airport and other major thru-ways.

Site Plan



UNIT	205	206	TOTAL
GROUND SF	2,110 SF	2,110 SF	4,220 SF
MEZZANINE SF	1,024 SF	1,024 SF	2,048 SF
TOTAL SF	3,134 SF	3,134 SF	6,268 SF

* All areas are approximate and to be confirmed by the purchaser
** Potential to purchase additional adjacent units

Building Highlights

26' clear ceiling height

Oversized grade loading (12' x 14')

Concrete tilt-up insulated panels

2nd floor enclosed mezzanine

Monthly strata fees (including GST) \$785.71

200 amp at 120 volt, 3-phase electrical service per unit

Gas fire heaters and ceiling fans

ESFR fire protection system

LED Lighting

2 Designated parking stalls per unit, plus loading areas

Drive Times



MINS TO
DOWNTOWN
VANCOUVER



MINS TO
YVR AIRPORT,
CAN/US BORDER,
HWY 1



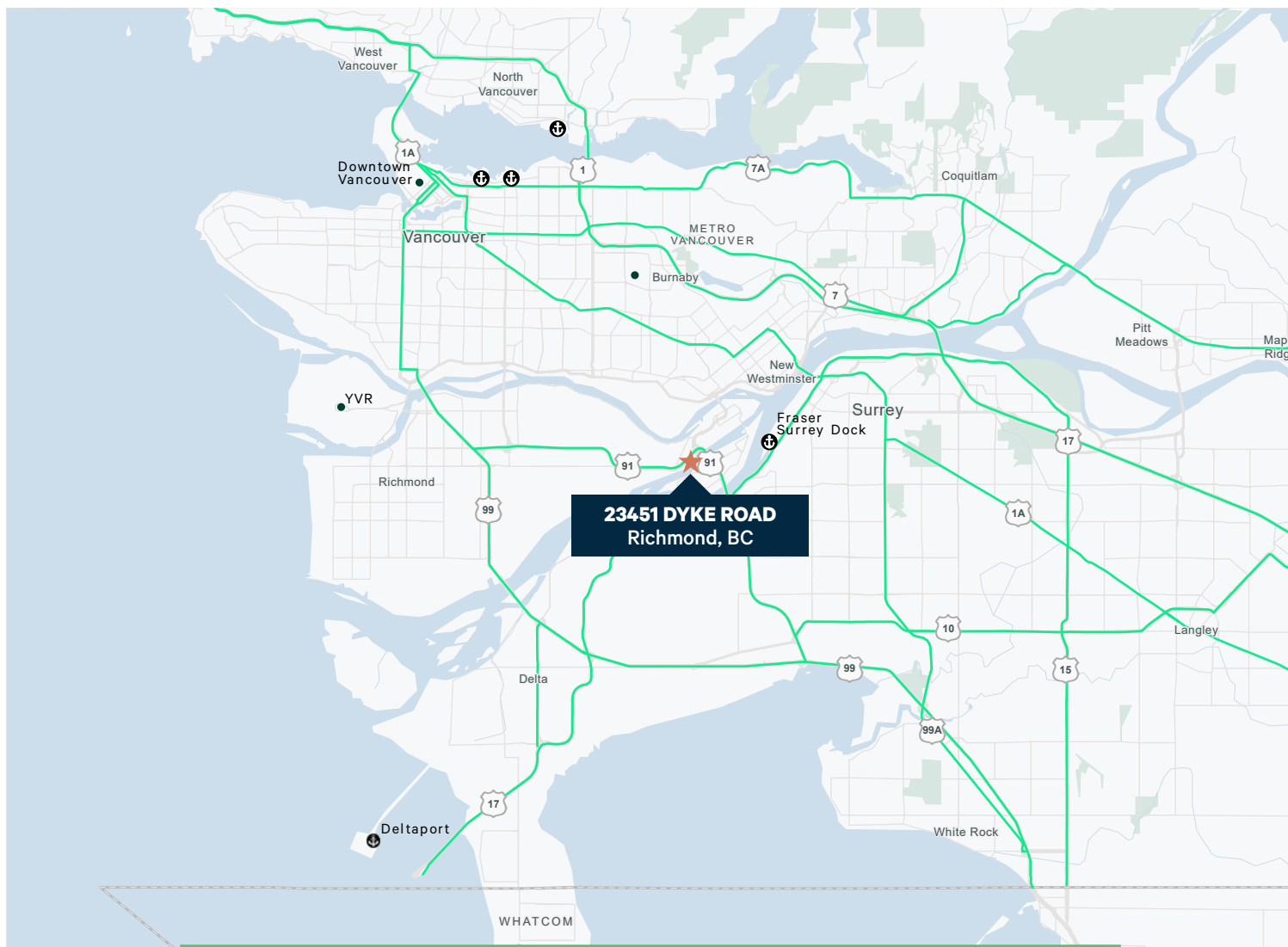
MINS TO
BURNABY



MINS TO
HWY 99



MINS TO
HWY 91



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