

6600

FRASERWOOD PLACE
RICHMOND, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

TOP QUALITY 31,051 SF BUILDING ON A 1.52 ACRE LOT
PARK-LIKE SETTING NEXT TO THE FRASER RIVER

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LOCATION OVERVIEW

Ideally located near the East-West Connector, Westminster Highway, and Highway 91, 6600 Fraserwood offers excellent connectivity to Greater Vancouver and neighboring cities. Situated in the Fraserwood Business Park, the property is minutes from Queensborough and North Delta, with easy access to retail and industrial amenities.

This 1.52-acre site features a freestanding building with two levels of well-appointed office space offering river views, complemented by a functional warehouse layout.



Salient Details

Civic Address	6600 Fraserwood Place, Richmond, BC	
Legal Description	LOT 12 SECTION 10 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN LMP13743	
PID	018-585-493	
Zoning	IB1 - Industrial Business Park	
Site Size	1.52 acres	
Building Size	Warehouse	21,738 SF
	Ground floor office	4,757 SF
	Second floor office	4,556 SF
	Total	31,051 SF
Year Built	2006	
Property Taxes	\$139,088.93 (2024)	
Asking Price	\$16,950,000 \$15,988,000	

Property Features

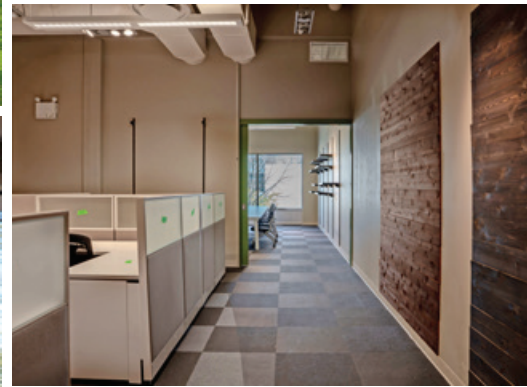
- ▶ 25' ceiling height
- ▶ 3 dock level loading doors
- ▶ 26 dedicated parking stalls plus street parking
- ▶ Professionally finished offices, including boardroom and executive office
- ▶ HVAC offices
- ▶ Power 400 amps 600 volt, can be upgraded to 800 amps
- ▶ Gas-fired overhead gas heating
- ▶ Fully sprinklered
- ▶ Warehouse circulation fans
- ▶ Transit accessible
- ▶ Secured property
- ▶ Patio with river views

GROUND FLOOR PLAN



SECOND FLOOR PLAN





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