

FOR LEASE

# 6251 GRAYBAR ROAD, RICHMOND, BC

WAREHOUSE SPACE - AVAILABLE AUGUST 1, 2026



## LOCATION

Ideally situated on Graybar Road in East Richmond, this property is afforded excellent access and exposure being less than a block south of Westminster Highway. Minutes away from Annacis Island, this premier address allows for easy travel via Westminster Highway, which connects to Highway 91 approximately two blocks east of the Subject property. This central location provides quick and easy access to the south (CDN/US Border Crossing and the Roberts Bank Super Port and east Vancouver International Airport and the Downtown Core). East Richmond is centrally located in the Lower Mainland and is home to many of the city's most prominent tenants including, Canterbury Coffee, Toyota, T&T Supermarkets, and Volkswagen.

### KEVIN MCPHAIL

Vice President, Leasing  
Office: (604) 273 - 7505  
Direct: (604) 273 - 7503  
kmcphail@farrellestates.com

### FARRELL ESTATES LTD

220 - 6911 Graybar Road  
Richmond, B.C., V6W 1H3  
604 273 7505  
www.farrellestates.com

## BUILDING FEATURES

- > 20.6' clear ceiling heights in warehouse
- > Build to Suit A/C Warehouse/Showroom & Mezzanine areas
- > Gas fire forced air heaters in warehouse area
- > 3-Phase electrical service to warehouse
- > Ample parking

## ZONING

IB-1 Industrial allowing for a wide range of office and industrial uses including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcome under zoning

## PROPERTY HIGHLIGHTS

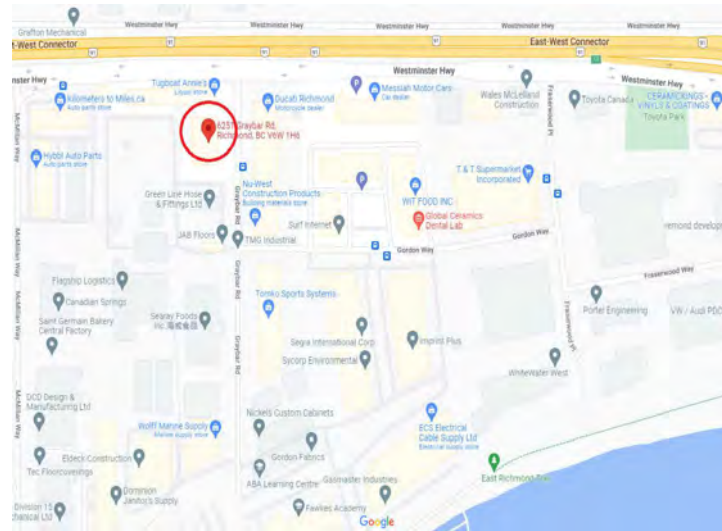
### AVAILABLE BUILDING AREAS:

Units #120 &130 - 9,564 square ft., of warehouse space with 2 dock loading doors

Second Floor Office

**OPERATING COSTS & TAXES:** Estimated at \$6.52 per square foot (2026)

**BASIC RENT:** Contact listing agent



## Contact Us For Further Information

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