

**AVISON
YOUNG**

For Sale or Lease

Catalina Corporate Centre

Unit 106 – 23288 Fraserwood Way, Richmond, BC



3,092 sf industrial unit
with high-quality office
improvements

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Sale or Lease: 3,092 sf industrial unit with high-quality office improvements

Unit 106 – 23288 Fraserwood Way
Richmond, BC



Property details

UNIT SIZE

Ground floor warehouse	2,068 sf
Second floor office	1,024 sf
Total	3,092 sf

ZONING

IL – Light Industrial zoning allows for a wide range of industrial uses including:

- Manufacturing
- Warehousing
- Distribution

**Please contact listing team for full details on permitted zoning*

ASKING PRICE

\$1,795,000

PROPERTY TAXES (2025)

\$14,499.10

MONTHLY STRATA FEES

\$697.11

LEASE RATE

\$18.00 psf

ADDITIONAL RENT (EST.)

\$7.39 psf including management fee

LEASE TERM

Flexible










AVAILABILITY

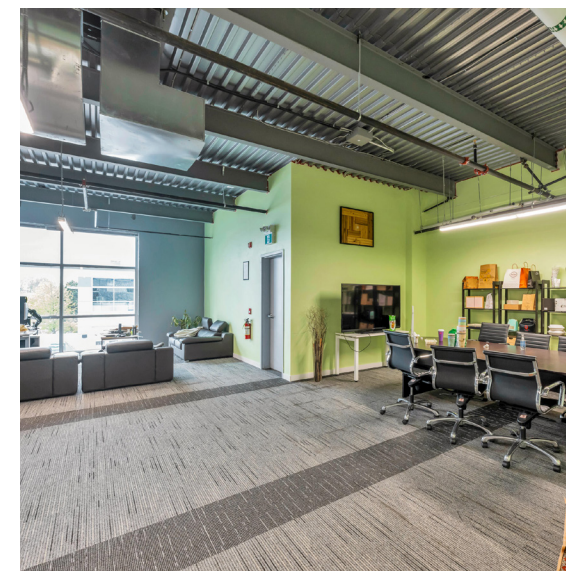
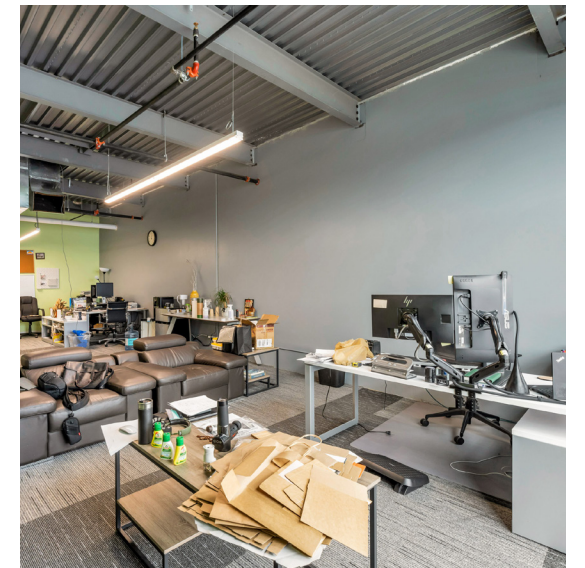
Immediate

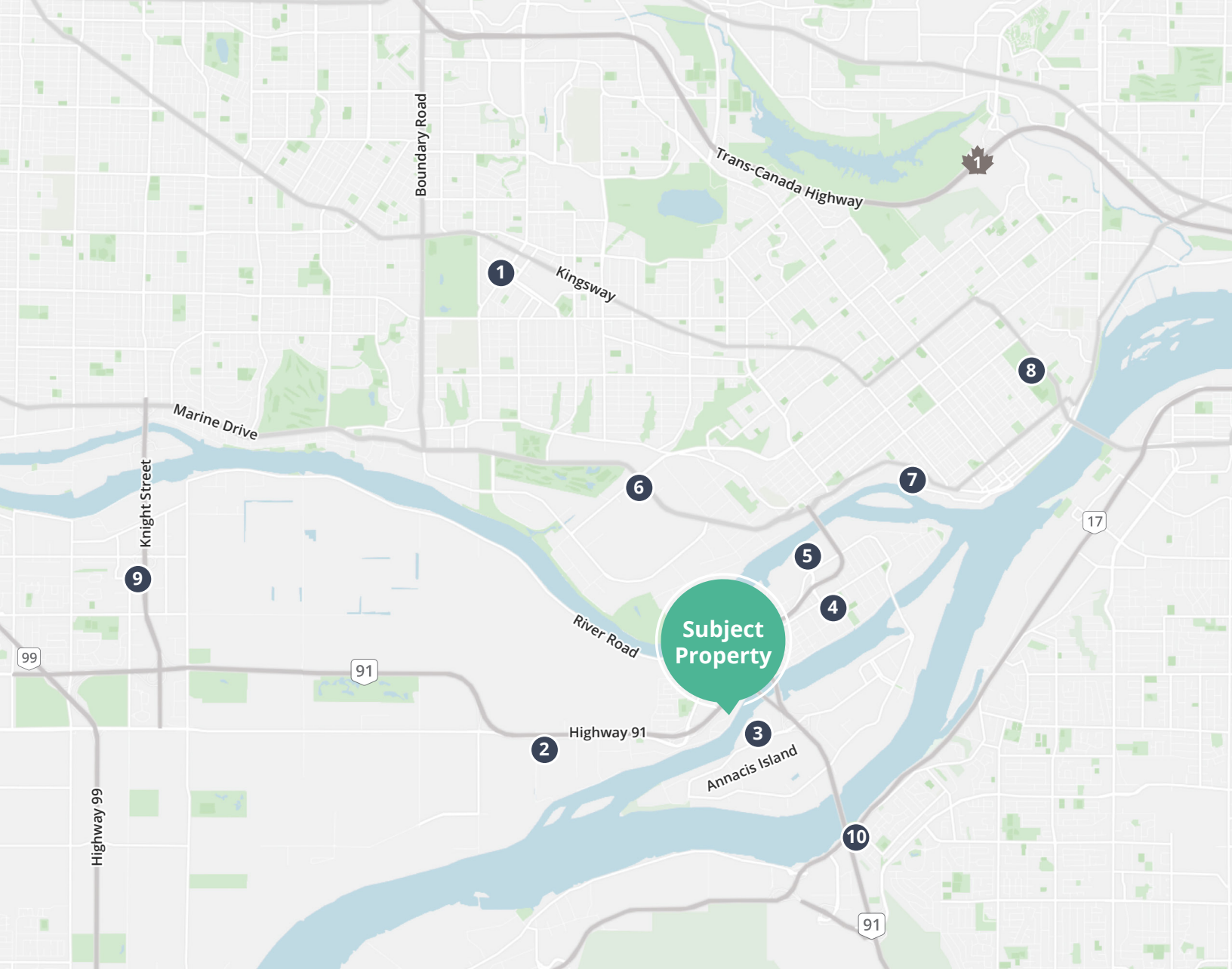
Opportunity

Avison Young is pleased to present the opportunity to purchase or lease a 3,092 sf industrial unit with high-quality office improvements. Located just off Highway 91 and the Westminster Highway, Catalina Corporate Centre offers exceptional connectivity to all major markets across the Lower Mainland, positioned only 20 minutes from YVR, 35 minutes from Downtown Vancouver and minutes from both Delta and Burnaby.

Property highlights

-  One (1) grade loading door (12' W x 14' H)
-  26' clear ceiling height
-  200-amp 3 Phase 120/208V
-  Two (2) designated parking stalls
-  Gas fire unit heater and ceiling fans
-  500 lbs. ground floor load capacity
-  Insulated concrete tilt-up panels
-  HVAC to the mezzanine level
-  Conveniently located at the complex entrance offering excellent exposure and accessibility





Amenities

- | | |
|-----------------------------------|----------------------------|
| 1. Metrotown | 6. Canadian Tire |
| 2. Blue Duck Café | 7. Steel & Oak Brewing Co. |
| 3. Tim Hortons | 8. Queen's Park |
| 4. Queensborough Community Centre | 9. IKEA Richmond |
| 5. Walmart Supercentre | 10. Tidewaters Pub |



DRIVE TIMES

Annacis Island	5 minutes
Surrey City Centre	15 minutes
Delta Port	15 minutes
YVR	15 minutes
Downtown Vancouver	30 minutes

Contact for more information

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