

FOR LEASE

6251 GRAYBAR ROAD, RICHMOND, BC

WAREHOUSE SPACE - AVAILABLE SEPTEMBER 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

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FARRELL ESTATES LTD

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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

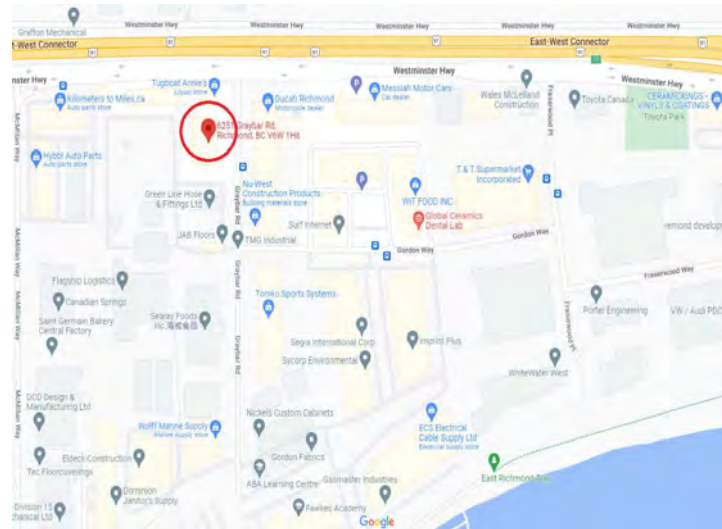
AVAILABLE BUILDING AREAS:

Unit #110 - 3,538 square ft., of warehouse space

Corner unit with 1 dock loading door

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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