



## FOR SHORT TERM LEASE

14,685 SF BRAND NEW,  
MODERN INDUSTRIAL  
UNIT AT SERIES  
BUSINESS CENTRE IN  
EAST RICHMOND

Unit 191  
6355 Graybar Road  
Richmond, BC

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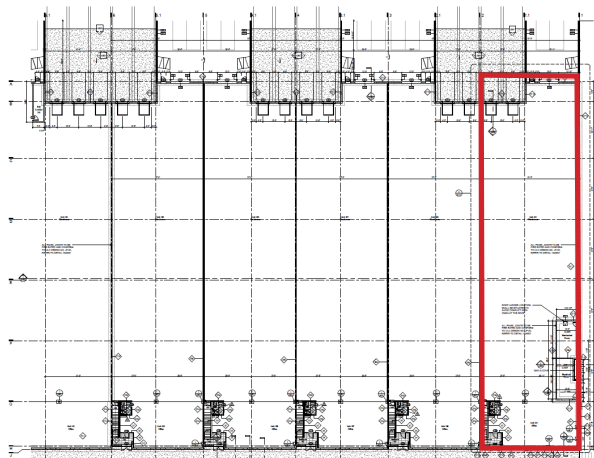
### UNIT 191 - 6355 GRAYBAR ROAD, RICHMOND

#### OPPORTUNITY & LOCATION

Opportunity to lease a brand new, high quality corner industrial unit at Beedie's latest development in the East Richmond area, Series Business Centre. Series is a three-building development situated on 12.82 acres of land. This prime location affords excellent access to Highway 91, providing quick connections to Highways 99 and 17. The property also allows for easy travel via Westminster Highway. East Richmond is centrally located in the Lower Mainland and is home to many of the city's most prominent tenants including Kuehne & Nagel, Toyota, T&T Supermarket, Volkswagen, and Ingram Micro.

#### BUILDING FEATURES

- High exposure corner unit
- 2 dock level & 1 grade level door
- 32' clear ceiling height
- Concrete tilt-up construction
- Structural mezzanine
- ESFR sprinklers
- LED lighting in warehouse
- 200 Amp, 347/600 Volt power
- 1 washroom included



#### AVAILABLE AREA \*

Warehouse	12,871 SF
Mezzanine	1,814 SF
<b>Total:</b>	<b>14,685 SF</b>

*\*All areas are approximate and to be verified by the tenant*

#### ASKING LEASE RATE

Please contact listing brokers

#### ADDITIONAL RENT (2021)

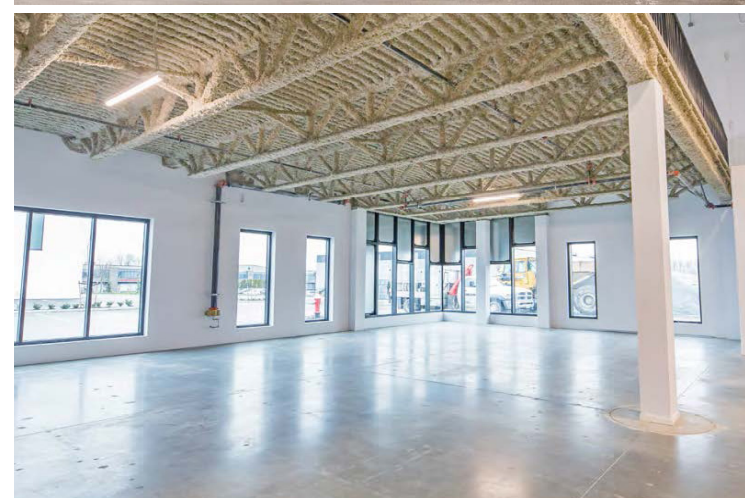
\$4.00 per SF per annum

#### AVAILABILITY

August 2021

#### ZONING

IL - (Light Industrial) which provides for a range of general industrial uses, with a limited range of compatible uses.



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