

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.The background of the advertisement is a photograph of a modern industrial warehouse building. The building has a grey and blue facade with large windows and white roll-up doors. A blue vertical line highlights Unit 112. To the left, a white truck is partially visible. The foreground shows a paved parking lot.

Unit 112 - 23288 Fraserwood Way, Richmond

For Lease | Modern Industrial Warehouse
with Mezzanine Office/Work Space

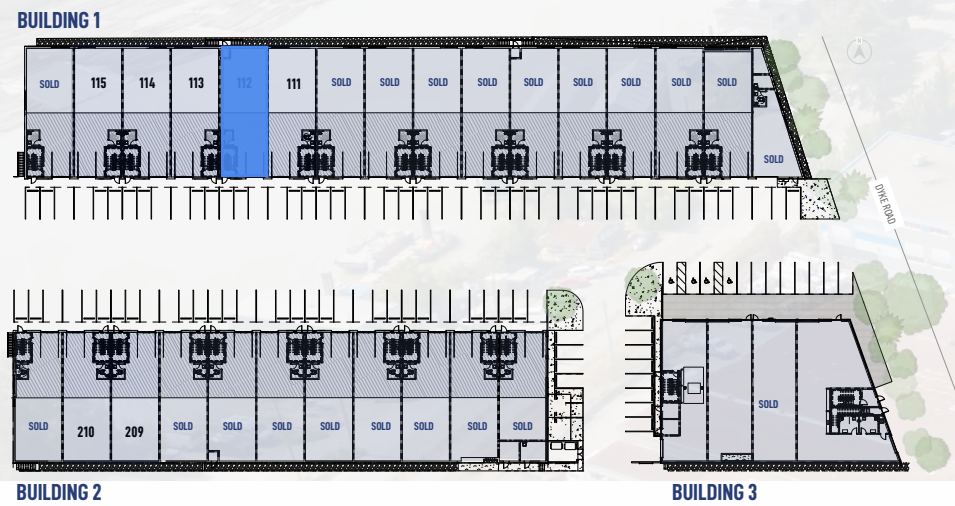
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Opportunity & Location

Colliers is pleased to offer the opportunity to lease 3,063 square feet of newly constructed warehouse space at Catalina Corporate Centre in East Richmond.

This prime location provides businesses with excellent corporate branding opportunities and unparalleled access to Metro Vancouver via Highway 91 connecting to Highway 99 and Highway 17. The property also benefits from views of the Fraser River to the South.

Site Plan



Salient Facts

Civic Address	112 - 23288 Fraserwood Way, Richmond	
Area Breakdown	Ground Floor Warehouse	2,039 SF
	Mezzanine/2 nd Floor Office	1,024 SF
	Total	3,063 SF
Zoning	IL-Light Industrial	
Loading	One (1) 12' x 14' front loading grade door	
Power	200 amp / 120 volt, 3-phase electrical	
Lease Rate	\$20.00 per SF (net), per annum	
Additional Rent	\$7.75 per SF, per annum	

Features

- Insulated concrete tilt-panel
- 26' clear ceiling height
- Floor Load Capacity:
 - Ground level – 500 lbs per SF
 - Mezzanine – 100 lbs per SF
- LED Lighting in the warehouse
- Gas fired unit heaters and ceiling fans in warehouse
- ESFR sprinkler system
- Two (2) parking stalls



FOR LEASE

*Reach out today
to learn more*



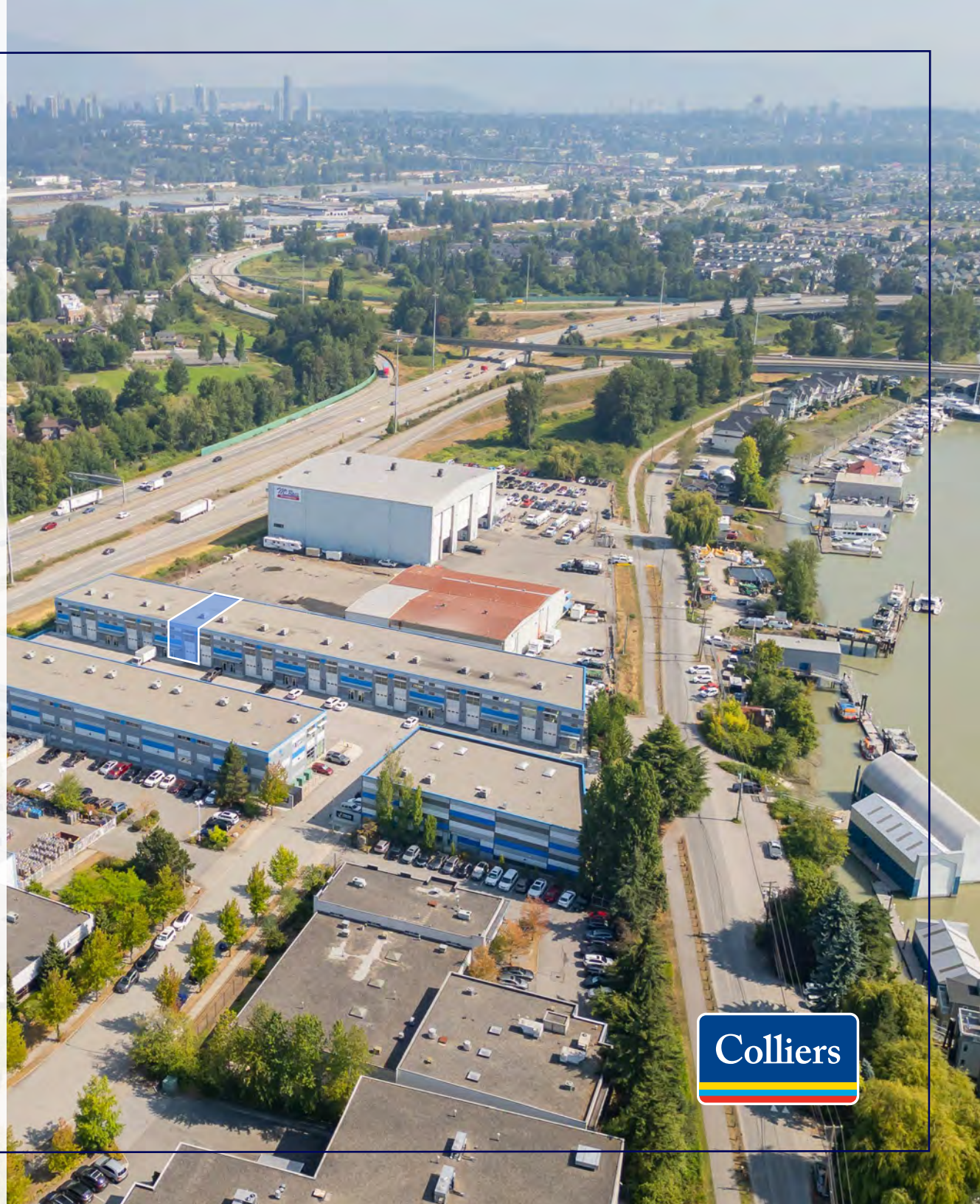
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