

INDUSTRIAL WAREHOUSE/OFFICE SPACE OPPORTUNITY

# FOR SALE OR LEASE

Building A - 22091 Fraserwood Way, Richmond, BC



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## Building A - Fraserwood Way, Richmond, BC

### LOCATION

The subject property is located in the heart of Fraserwood Corporate Center just south of the junction of Westminster Highway and Highway 91 in southeast Richmond. This central location is home to such firms as: Minolta, Nissan, T&T Supermarket, Toyota, Schneider Electric, Volkswagen, Canterbury Coffee and Sun Rich Foods to name a few. This location through its direct link to Highway 91 affords access to a variety of major transportation routes connecting to such key destinations as downtown Vancouver, Vancouver International Airport, Delta Port, the Canada/US Border and Lower Fraser Valley.

### SITE DESCRIPTION

The site is approximately 2 acres in size, level, triangular in shape and fully serviced to municipal standards. Public transportation is available directly adjacent the property and is accessed by a paved pedestrian walkway. The subject property has been improved with two buildings, Building 'A' being an industrial office/warehouse strata and Building 'B' being a fully leased single tenant office/warehouse facility. Both buildings share a common entrance to the property at Fraserwood Way.

### AVAILABLE BUILDING

Building 'A': The subject building benefits from concrete tilt-up and steel construction with a very generous treatment of window glazing throughout. Comprising in total some 26,252 square feet. Building 'A' is divided into 12 units of office and warehouse each with its own loading facility.

### BUILDING FEATURES

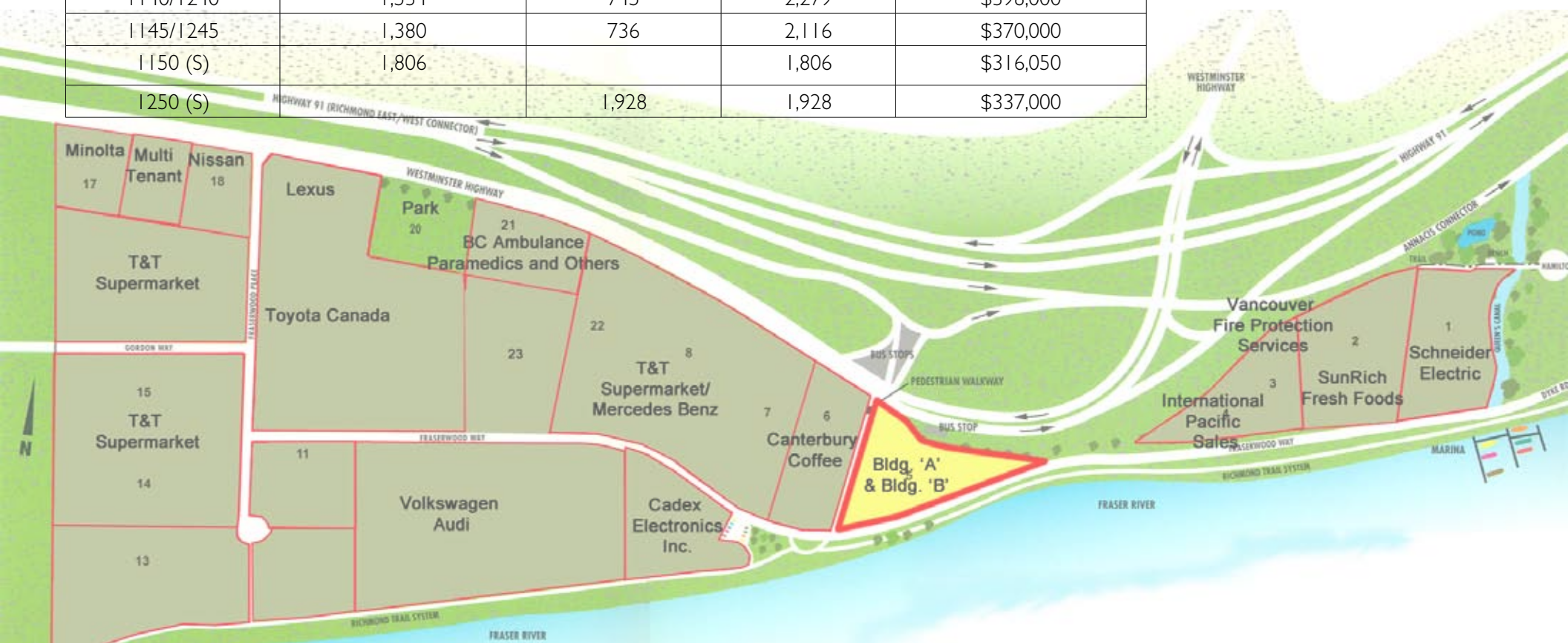
- 24' clear ceilings (warehouse)
- Fully sprinklered throughout
- Overhead gas fired forced air heating (warehouse)
- Overhead ceiling fans (warehouse)
- 10' x 9'6" grade level loading doors (with glass panels)
- 100 amp 120/208 volt 3-phase, 4 wire electrical service per unit
- Ample parking on site, street parking available
- Second floor offices are finished with carpet, featuring opening windows, painted, heated and lighting installed

### ZONING

I-3, Business Park permitting a wide variety of industrial uses including light manufacturing and assembly, warehousing, wholesale distribution and 100% office uses.

### UNIT SIZES AND PRICING

Unit #	Square Footage		Total (Sq. Ft.)	Price \$
	Main	Up		
1105 (N)	1,970		1,970	\$345,000
1205 (N)		2,094	2,094	\$366,000
	25' x 61.4'	25' x 30'		
1110/1210	1,516	736	2,252	\$394,000
1115/1215	1,534	745	2,279	\$398,000
1120/1220	1,554	754	2,308	\$403,000
1125/1225	1,513	851	2,364	\$419,000
1130/1230	1,534	861	2,395	\$419,000
1135/1235	1,534	745	2,279	\$398,000
1140/1240	1,534	745	2,279	\$398,000
1145/1245	1,380	736	2,116	\$370,000
1150 (S)	1,806		1,806	\$316,050
1250 (S)		1,928	1,928	\$337,000



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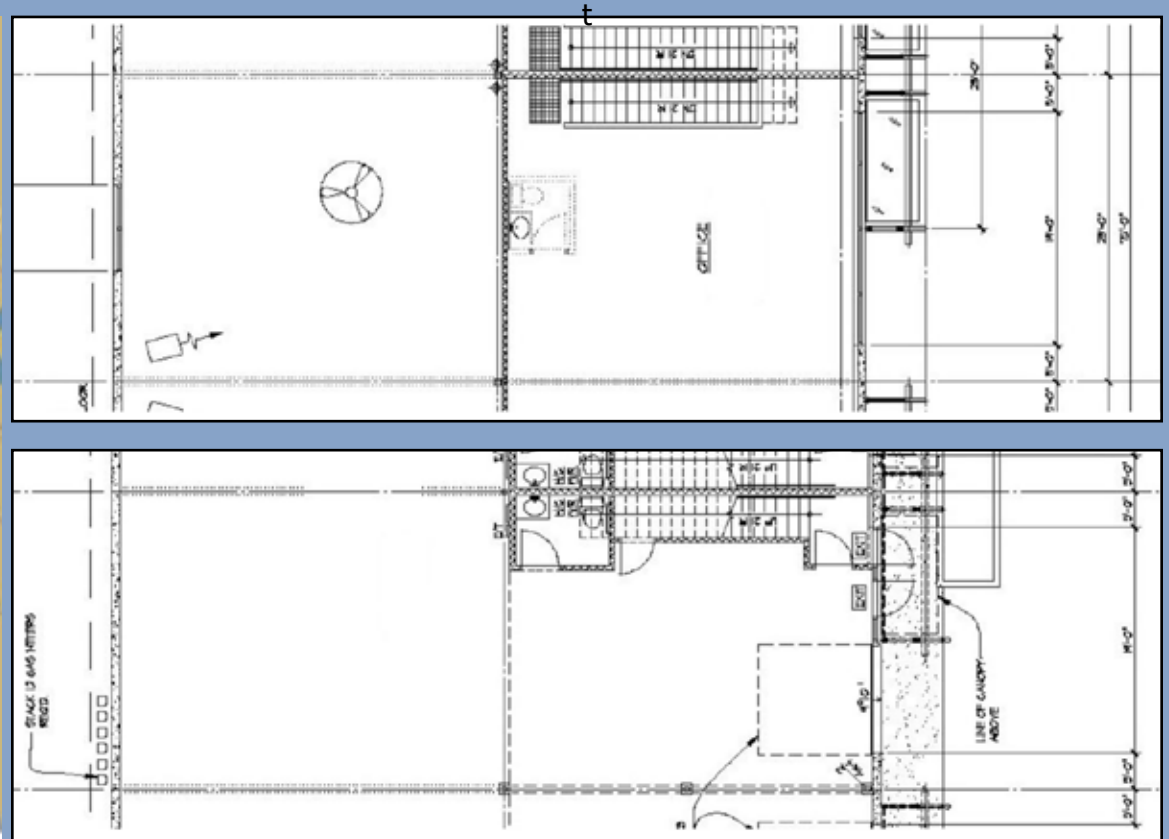
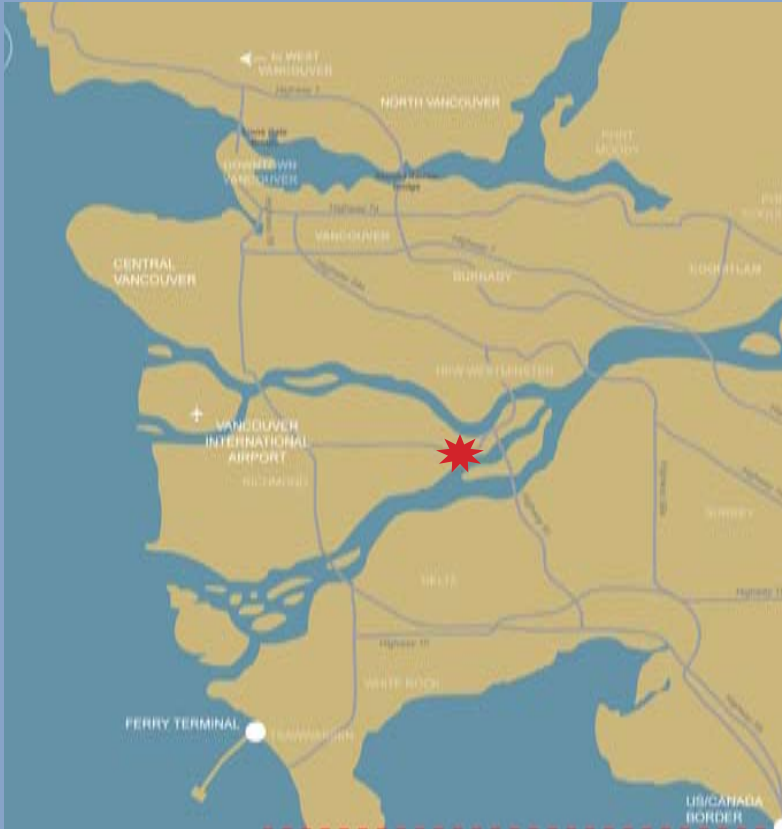


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Typical Office/Warehouse Unit



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