

**#110 23288 FRASERWOOD WAY, RICHMOND**

**BRAND NEW INDUSTRIAL UNIT AT CATALINA CORPORATE CENTRE**

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**AMAN KUNDI**

PERSONAL REAL ESTATE CORPORATION

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604.428.5255

## Overview

Catalina Corporate Centre is the newest small-bay industrial warehouse development in East Richmond. The unit features concrete mezzanine, front grade loading, and cutting edge design by MQN Architects. Ready to move-in immediately.



## Property Highlights



+/- 82,306 SF brand new industrial small bay warehouse space across two buildings



IL light industrial zoning



Insulated concrete tilt-up panels and built in concrete mezzanine



26' clear ceiling height



12'w x 14'h front grade loading



ESFR fire protection system



Warehouse includes LED lighting and gas fired unit heaters and ceiling fans

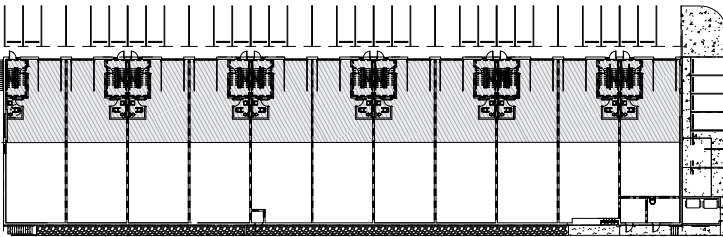
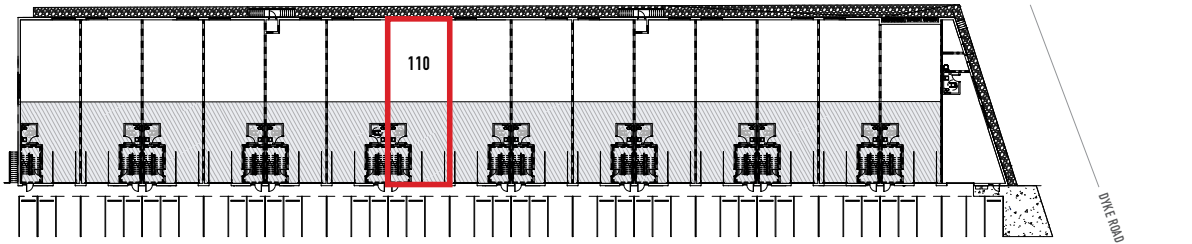


200 amp at 120 volt, 3 phase electrical service per unit

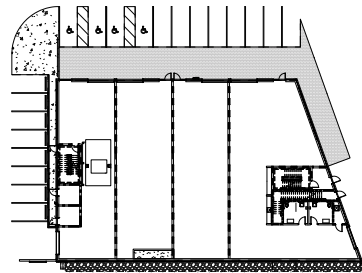


Ground level: 500 lbs/SF  
Mezzanine level: 100 lbs/SF

**BUILDING 1**



**BUILDING 2**



**BUILDING 3**

## Salient Facts

**SIZE**  
+/- 3,134 SQFT

**ZONING**  
IL

**PARKING**  
3 Stalls

**PID**  
011-082-488

### LEASE DETAILS

**BASIC RENT**  
\$23/FT

**ADD. RENT**  
\$6/FT

### SALE DETAILS

**STRATA FEES**  
\$800/month (Est)

**PRICE**  
\$1,765,000



## Location

Catalina Corporate Centre is located on Dyke Road in the Graybar area of East Richmond, with direct exposure to Highway 91.

## For More Information Contact

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SUBJECT PROPERTY DISTANCES	
ANNACIS HWY	9 MIN DRIVE
NEW WESTMINSTER	10 MIN DRIVE
SURREY	20 MIN DRIVE
RICHMOND	20 MIN DRIVE