#110 23288 FRASERWOOD WAY, RICHMOND BRAND NEW INDUSTRIAL UNIT AT CATALINA CORPORATE CENTRE

FOR LEASE/ SALE





Commercial Real Estate Services

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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



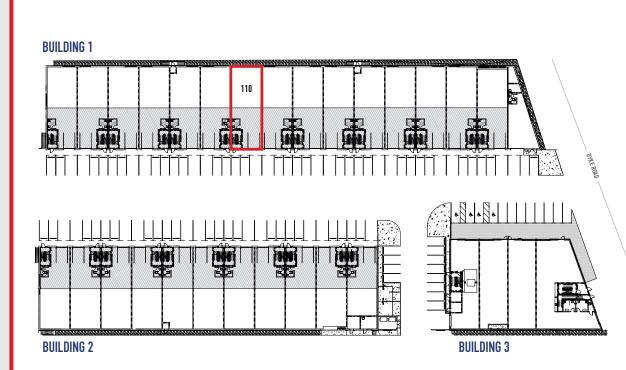
Warehouse includes LED lighting and gas fired unit heaters and ceiling fans



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



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



Salient Facts

SIZE	ZONING
+/- 3,134 SQFT	IL
PARKING	PID
3 Stalls	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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